

LOT 114
BARNWELL MANOR PHASE 2
OR 2362/1884

PICA FAMILY REVOCABLE TRUST/PICA DONNA H TRUSTEE
94178 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0114-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2021	2,445	317,286
FGR	809	55	2021	445	57,748
FOP	53	30	2021	16	2,076
FOP	168	30	2021	50	6,488
TOTALS	3,475			2,956	383,597

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	1,488.00	SF	10.00	
2	0855	CONC PAVER	0 100	3	55	165.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,956	99.3016	131.08	387,472	2021	2021	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 2445 HX Base Yr 2022									
94178 GOODWOOD DR, FERNANDINA BEACH									

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
16,365									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					383,597				
TOTAL MARKET OB/XF VALUE					16,365				
TOTAL LAND VALUE - MARKET					125,000				
TOTAL MARKET VALUE					524,962				
SOH/AGL Deduction					125,322				
ASSESSED VALUE					399,640				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					348,918				
TOTAL JUST VALUE					524,962				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					456,458				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106507	CO ISSUED	0	12/30/2021
B2106507	NEW CONSTR	365,772	05/20/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2563/0806	5/13/2022	WD	U	I	11	100	
GRANTOR: PICA DONNA HEDGES							
GRANTEE: PICA FAMILY REVOCAB							
2528/0430	12/28/2021	SW	Q	I	01	394,300	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: PICA DONNA HEDGES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E9 FOP=[YR=2021] S3 E8 N2 W1 N6 W6 S5 W1\$ E1 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.									