LOT 115
BARNWELL MANOR PHASE 2
OR 2362/1884

PAGANO AUSTIN JOHN & SUSAN L
94162 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0115-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

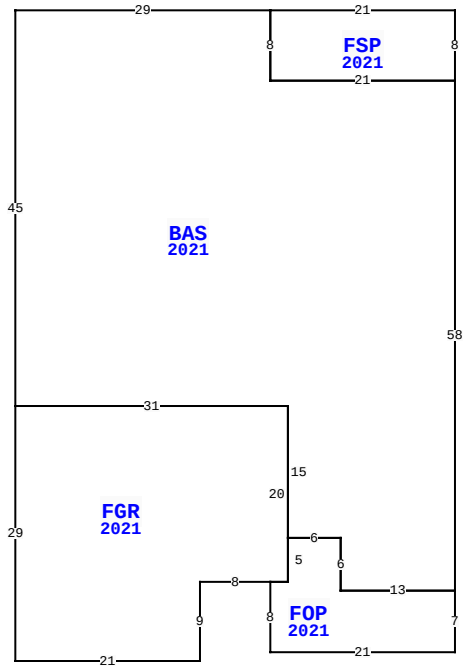
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	328,953
FGR	809	55	2021	445	59,871
FOP	185	30	2021	56	7,534
FSP	168	40	2021	67	9,014
TOTALS	3,607			3,013	405,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,013	102.9572	135.90	409,467	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 2445 HX Base Yr 2023



94162 GOODWOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		405,372
TOTAL MARKET OB/XF VALUE		24,018
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		554,390
SOH/AGL Deduction		58,402
ASSESSED VALUE		495,988
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		445,266
TOTAL JUST VALUE		554,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106372	CO ISSUED	0	12/28/2021
B2106372	NEW CONSTR	364,721	05/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0069	12/22/2021	SW	Q	I	01	525,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: PAGANO AUSTIN JOHN

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E8 FOP=[YR=2021] S8E21 N7 W13 N6 W6 S5 W2$ E2 N20 W31$ E31 S15 E6 S6 E13 N58 W21 N8$ S8 E21 N8$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	1,478.00	SF	10.00	10.00	100	2021	2021	3	99	14,632	
2	0855	CONC PAVER	0	100	0	0	159.00	SF	10.00	10.00	100	2021	2021	3	99	1,574	
3	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	100	2021	2021	3	93	7,812	

LAND DESCRIPTION

TOTAL OB/XF 24,018

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/20/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS