LOT 121
BARNWELL MANOR PHASE 2
OR 2362/1884

JEFFERSON DAPHNE Y/JOHNSON ANTHONY W
94010 GOODWOOD DR
FERNANDINA BEACH, FL 32034

**2025**

**39-2N-28-0141-0121-0000**

## BUILDING CHARACTERISTICS

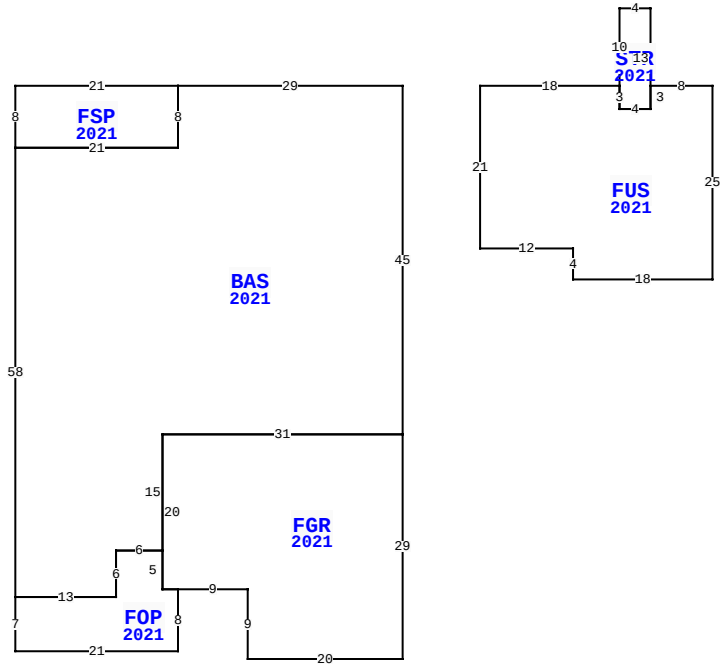
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 306,514 |
| FGR | 800 | 55 | 2021 | 440 | 55,160 |
| FOP | 185 | 30 | 2021 | 56 | 7,020 |
| FSP | 168 | 40 | 2021 | 67 | 8,399 |
| FUS | 690 | 100 | 2021 | 690 | 86,501 |
| STR | 52 | 10 | 2021 | 5 | 627 |
| TOTALS | 4,340 | | | 3,703 | 464,222 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,703 | 95.9310 | 126.63 | 468,911 | 2021 | 2021 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 100% - 2022 Heated Area: 3135 HX Base Yr 2022




94010 GOODWOOD DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 464,222 |
| TOTAL MARKET OB/XF VALUE | | 77,836 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 667,058 |
| SOH/AGL Deduction | | 136,235 |
| ASSESSED VALUE | | 530,823 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 480,101 |
| TOTAL JUST VALUE | | 667,058 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 595,952 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23000968 | SCRN ENCL | 21,670 | 01/23/2023 |
| 22013612 | SWIM POOL | 81,291 | 09/07/2022 |
| C2101932 | CO ISSUED | 0 | 12/09/2021 |
| B2101932 | NEW CONSTR | 435,455 | 02/18/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2522/1130 | 12/09/2021 | SW | Q | I | 02 | 555,700 |

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: JEFFERSON DAPHNE Y

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W29 FSP=[YR=2021] W21 S8 E21 N8$ S8 W21 S58 FOP=[YR=2021] S7 E21 N8 FGR=[YR=2021] E9 S9 E20 N29 W31 S20 E2$ W2 N5 W6 S6 W13$ E13 N6 E6 N15 E31 N45$ PTR=E10 FUS=[YR=2021] E18 STR=[YR=2021] N10 E4 S13 W4 N3$ S3 E4 N3 E8 S25 W18 N4 W12 N21$ W10$.

## 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 | 1,602.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 15,860 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 3 | 50 | 150.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 1,485 | |
| 3 | 0861 | POOL GUNIT | 1 | 100 | 0 | 0 | 364.00 | SF | 85.00 | 85.00 | 100 | 2023 | 2023 | | 98 | 30,321 | |
| 4 | 0912 | SCRN RM G | 1 | 100 | 0 | 0 | 1,150.00 | SF | 20.00 | 20.00 | 100 | 2023 | 2023 | | 97 | 22,310 | |
| 5 | 0855 | CONC PAVER | 1 | 100 | 0 | 0 | 786.00 | SF | 10.00 | 10.00 | 100 | 2023 | 2023 | | 100 | 7,860 | |

## LAND DESCRIPTION

TOTAL OB/XF 77,836

| 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