LOT 99
BARNWELL MANOR PHASE 2
OR 2362/1884

SIX RONALD WILLIAM JR & TRACY MARIE
94097 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0099-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

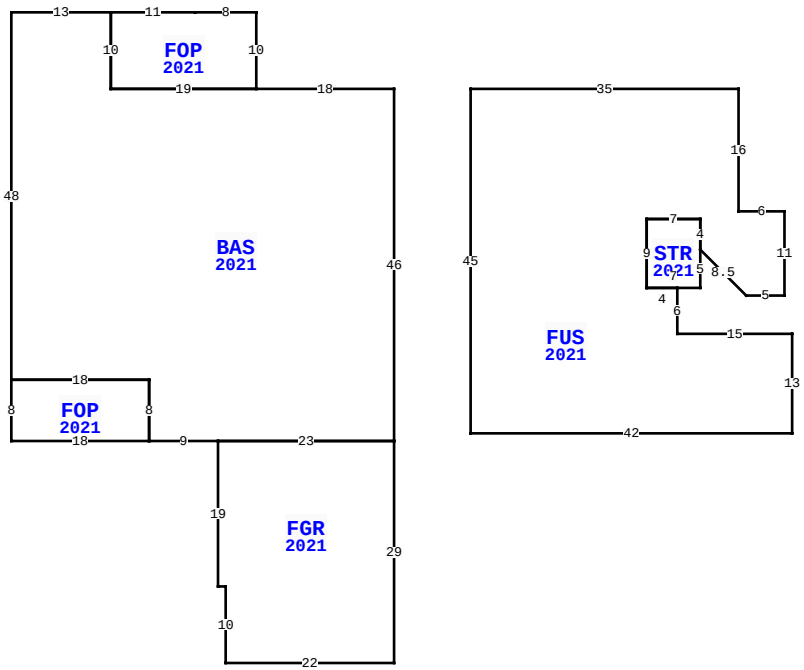
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,286	100	2021	2,286	310,848
FGR	657	55	2021	361	49,088
FOP	144	30	2021	43	5,847
FOP	190	30	2021	57	7,751
FUS	1,608	100	2021	1,608	218,654
STR	63	10	2021	6	816
TOTALS	4,948			4,361	593,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,361	99.3168	138.05	602,036	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2024 Heated Area: 3894 HX Base Yr 2024



94097 GOODWOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		593,005
TOTAL MARKET OB/XF VALUE		65,897
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		783,902
SOH/AGL Deduction		51,076
ASSESSED VALUE		732,826
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		681,415
TOTAL JUST VALUE		783,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		769,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3001961	SWIM POOL	90,000	02/14/2023
22014909	ADDITION	12,500	10/05/2022
C2102899	CO ISSUED	0	11/24/2021
B2102899	NEW CONSTR	516,170	03/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1028	11/24/2021	SW	Q	I	01	541,200

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: SIX RONALD WILLIAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W18 W19 N10 W13 S48 E18 S8 E9 E23 N46 $
FUS=[YR=2021;ORIG=10,0] E35 S16 E6 S11 W5 U6L6 N4 W7 S9 E4 S6 E15 S13 W42 N45 $
FGR=[YR=2021;ORIG=-23,46] S19 E1 S10 E22 N29 W23 $
FOP=[YR=2021;ORIG=-18,0] N10 W8 W11 S10 E19 $
FOP=[YR=2021;ORIG=-50,38] S8 E18 N8 W18 $
STR=[YR=2021;ORIG=40,21] S5 W7 N9 E7 S4 $
PTR=[ORIG=0,0] E10 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
2	0912	SCRN RM G	1	100	0	0	1,326.00	SF	21.00	21.00	100	2024	2023		93	25,897	
4	0860	POOL/SPA	1	100	0	0	1.00	UT	40,000.00	40,000.00	100	2024	2023	03	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 65,897

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	000100	C	RES	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS