

LOT 100  
BARNWELL MANOR PHASE 2  
OR 2362/1884

GARCIA JENNIFER ELIZABETH & ABRAHAM H  
94113 GOODWOOD DRIVE  
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0100-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 13 | LVT/LAMMT 70   |
| Interior Floor           | 14 | CARPET 30      |
| 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 |                  |

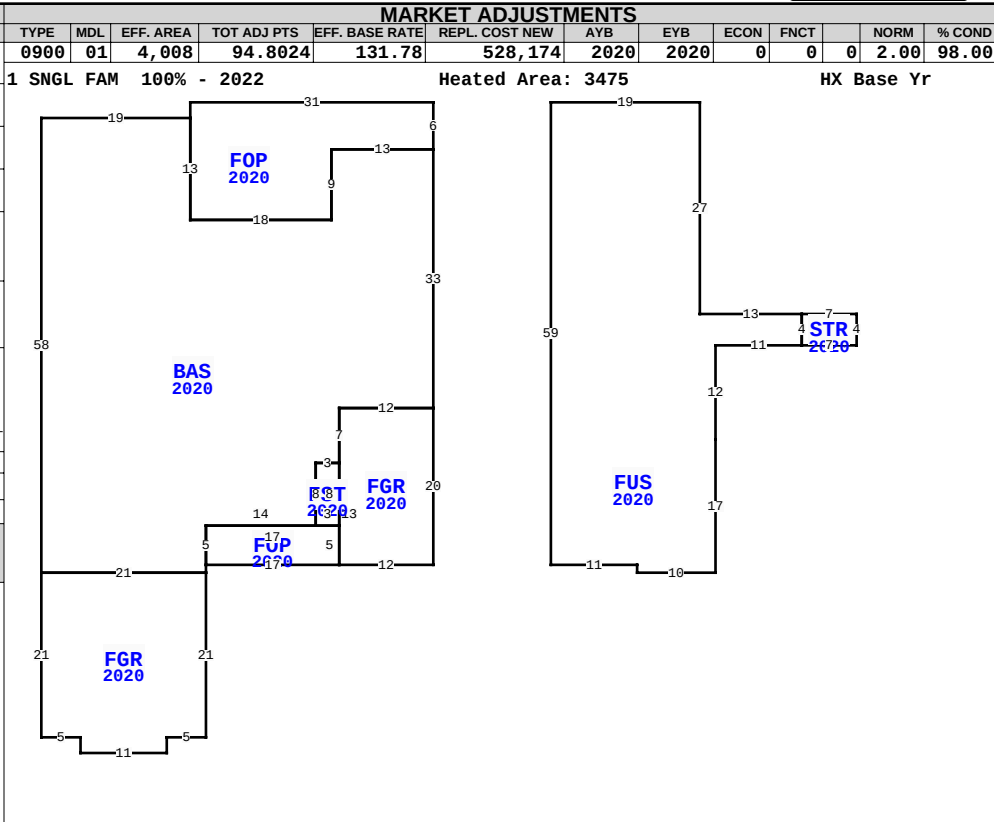
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,236            | 100         | 2020 | 2,236        | 288,767              |
| FGR       | 240              | 55          | 2020 | 132          | 17,047               |
| FGR       | 463              | 55          | 2020 | 255          | 32,932               |
| FOP       | 85               | 30          | 2020 | 26           | 3,357                |
| FOP       | 348              | 30          | 2020 | 104          | 13,431               |
| FST       | 24               | 55          | 2020 | 13           | 1,679                |
| FUS       | 1,239            | 100         | 2020 | 1,239        | 160,010              |
| STR       | 28               | 10          | 2020 | 3            | 387                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,663 |  |  | 4,008 | 517,611 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |          |    |           |                |
|----------------|------------|-------------|---------|---|---|----------|----|-----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R     | ADJ UNIT PRICE |
| 2              | 0860       | POOL/SPA    | 0 100   | 0 | 0 | 1.00     | UT | 50,000.00 | 50,000.00      |
| 3              | 0911       | SCRN RM A   | 0 100   | 0 | 0 | 1,888.00 | SF | 18.00     | 18.00          |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |

REVIEW DATE 01/01/2023 BY CD



|                                     |          |           |            |     |
|-------------------------------------|----------|-----------|------------|-----|
| 94113 GOODWOOD DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/06/2025 | MLU |
|                                     | XF DATE  | LAND DATE |            |     |
|                                     | INC DATE | AG DATE   |            |     |

| L N | 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   | 0860       | POOL/SPA    | 0 100   | 0 | 0 | 1.00     | UT | 50,000.00 | 50,000.00      | 100       | 2022    | 2022        | 04 | 100    | 50,000          |       |
| 3   | 0911       | SCRN RM A   | 0 100   | 0 | 0 | 1,888.00 | SF | 18.00     | 18.00          | 100       | 2022    | 2022        | 3  | 90     | 30,586          |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 80,586    |     |          |        |         |            |                |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 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     |

Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 4 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 4 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 517,611     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 80,586      |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 125,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 723,197     |   |
| SOH/AGL Deduction         |  |              |  | 627,497     |   |
| ASSESSED VALUE            |  |              |  | 95,700      |   |
| TOTAL EXEMPTION VALUE     |  | 13           |  | 95,700      |   |
| BASE TAXABLE VALUE        |  |              |  | 0           |   |
| TOTAL JUST VALUE          |  |              |  | 723,197     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 715,717     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22007510   | ADDITION    | 19,926  | 05/13/2022 |
| B2113640   | SWIM POOL   | 93,932  | 10/06/2021 |
| C2005012   | CO ISSUED   | 0       | 11/20/2020 |
| B2005012   | NEW CONSTR  | 468,853 | 06/10/2020 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2411/0571                      | 11/20/2020 | SW        | Q   | I   | 01     | 541,000    |
| GRANTOR: AVH NORTH FLORIDA LLC |            |           |     |     |        |            |
| GRANTEE: GARCIA JENNIFER ELI   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                               |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------|--|--|--|--|--|--|
| BAS=[YR=2020;ORIG=-31,2] W19 S58 E21 N1 N5 E14 N8 E3 N7 E12 N33 W13 S9 W18 N13 \$ |  |  |  |  |  |  |
| FUS=[YR=2020;ORIG=15,0] E19 S27 E13 S4 W11 S12 S17 W10 N1 W11 N59 \$              |  |  |  |  |  |  |
| FGR=[YR=2020;ORIG=-50,60] S21 E5 S2 E11 N2 E5 N21 W21 \$                          |  |  |  |  |  |  |
| FOP=[YR=2020;ORIG=0,0] W31 S2 S13 E18 N9 E13 N6 \$                                |  |  |  |  |  |  |
| FGR=[YR=2020;ORIG=-12,59] E12 N20 W12 S7 S13 \$                                   |  |  |  |  |  |  |
| FOP=[YR=2020;ORIG=-29,59] E17 N5 W17 S5 \$                                        |  |  |  |  |  |  |
| STR=[YR=2020;ORIG=47,27] E7 S4 W7 N4 \$                                           |  |  |  |  |  |  |
| FST=[YR=2020;ORIG=-12,46] W3 S8 E3 N8 \$                                          |  |  |  |  |  |  |
| PTR=[ORIG=0,0] E15 W15 \$                                                         |  |  |  |  |  |  |

PRINTED 07/09/2026 BY SYS