LOT 101
BARNWELL MANOR PHASE 2
OR 2362/1884

HORACE KEVIN ELLIOT & AMANDA C
94129 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0101-0000

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		4 100
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

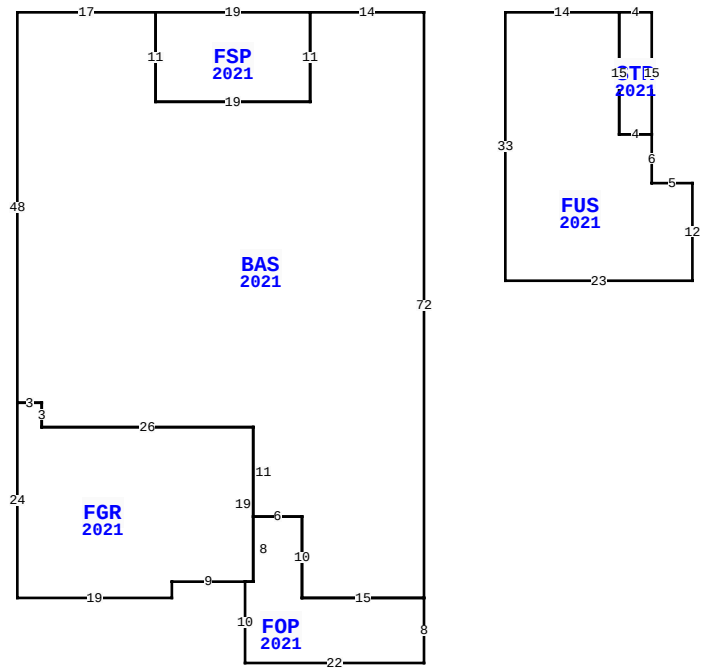
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	2021	2,713	380,483
FGR	598	55	2021	329	46,140
FOP	238	30	2021	71	9,957
FSP	209	40	2021	84	11,781
FUS	594	100	2021	594	83,305
STR	60	10	2021	6	841
TOTALS	4,412			3,797	532,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,797	102.4290	142.38	540,617	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2025 Heated Area: 3307 HX Base Yr 2025



94129 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		532,508
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		657,508
SOH/AGL Deduction		1,487
ASSESSED VALUE		656,021
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		604,610
TOTAL JUST VALUE		657,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		638,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2104379	CO ISSUED	0	12/06/2021
B2104379	NEW CONSTR	474,591	04/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/66	12/07/2023	WD	Q	I	01	640,000
GRANTOR: HESSEY MARK EATON JR						
GRANTEE: HORACE KEVIN ELLIOT						
2519/0350	12/03/2021	SW	Q	I	02	483,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HESSEY MARK EATON J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FSP=[YR=2021] W19 S11 E19 N11$ S11 W19 N11 W17 S48 FGR=[YR=2021] S24 E19 N2 E9 FOP=[YR=2021] S10 E22 N8 W15 N10 W6 S8 W1$ E1 N19 W26 N3 W3$ E3 S3 E26 S11 E6 S10 E15 N72$ PTR=E10 FUS=[YR=2021] E14 STR=[YR=2021] E4 S15 W4 N15$ S15 E4 S6 E5 S12 W23 N33$ W10$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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