LOT 110
BARNWELL MANOR PHASE 2
OR 2362/1884

REINHART DAVID WOODHAM L/E/ROSS KRISTINE FRANCES L
94242 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0110-0000

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 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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

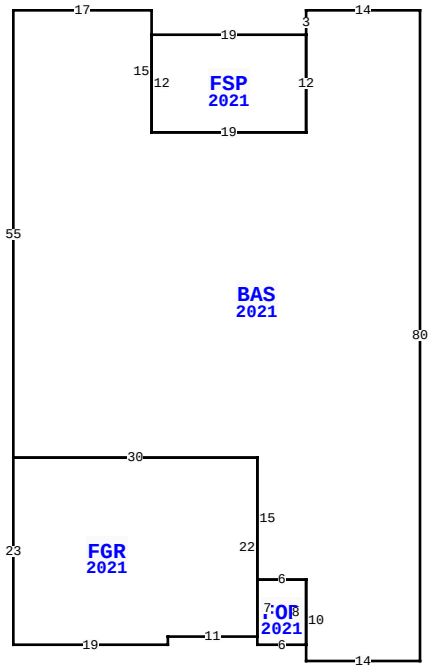
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,905	100	2021	2,905	415,422
FGR	679	55	2021	373	53,340
FOP	48	30	2021	14	2,003
FSP	228	40	2021	91	13,013
TOTALS	3,860			3,383	483,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,383	104.4430	145.18	491,144	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 2905 HX Base Yr 2023



94242 GOODWOOD DR, FERNANDINA BEACH

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

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
3	0912	SCRN RM G	1	100	0	0	1,258.00	SF	21.00	21.00	100	2023	2023		93	24,569	
4	0860	POOL/SPA	1	100	0	0	1.00	UT	60,000.00	60,000.00	100	2023	2023	05	100	60,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	483,777
TOTAL MARKET OB/XF VALUE	84,569
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	693,346
SOH/AGL Deduction	78,619
ASSESSED VALUE	614,727
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	563,316
TOTAL JUST VALUE	693,346
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	656,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300234	ADDITION	19,000	01/06/2023
C2012284	CO ISSUED	0	06/29/2021
B2012284	NEW CONSTR	393,369	12/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2854/1544	3/18/2026	LE	U	I	11	100
GRANTOR: REINHART DAVID WOODHA						
GRANTEE: GARDINER MOLLY ROSS						
2850/153	2/27/2026	WD	Q	I	01	875,000
GRANTOR: LAVAYEN ERNESTO L & C						
GRANTEE: REINHART DAVID WOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 S3 FSP=[YR=2021] W19 S12 E19 N12$ S12 W19 N15 W17 S55 FGR=[YR=2021] S23 E19 N1 E11 FOP=[YR=2021] S1 E6 N8 W6 S7$ N22 W30$ E30 S15 E6 S10 E14 N80$.

LAND DESCRIPTION

TOTAL OB/XF 84,569

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