LOT 119
BARNWELL MANOR PHASE 2
OR 2362/1884

CALLANAN JOSEPH P FAMILY TRUST/CALLANAN JOSEPH P T
139 PLIMPTON ST
WALPOLE, MA 02081

2026

39-2N-28-0141-0119-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

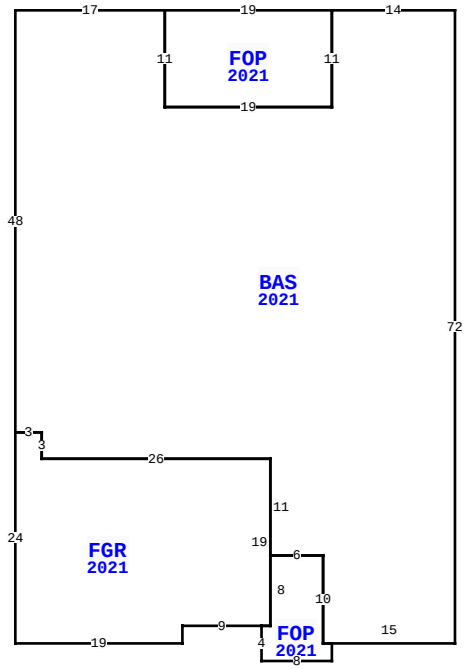
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	2021	2,713	405,816
FGR	598	55	2021	329	49,213
FOP	78	30	2021	23	3,441
FOP	209	30	2021	63	9,423
TOTALS	3,598			3,128	467,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,128	109.2500	151.86	475,018	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 0% - 2026 Heated Area: 2713 HX Base Yr



94034 GOODWOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	467,893
TOTAL MARKET OB/XF VALUE	67,802
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	660,695
SOH/AGL Deduction	0
ASSESSED VALUE	660,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	660,695
TOTAL JUST VALUE	660,695
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	641,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113013	SCRN ENCLSR	10,000	09/24/2021
B2108569	SWIM POOL	60,000	06/30/2021
C2009323	CO ISSUED	0	04/08/2021
B2009323	NEW CONSTR	368,992	10/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2832/1650	12/03/2025	WD	Q	I	01	889,000
GRANTOR: MICHAELIS ROBERT W						
GRANTEE: CALLANAN JOSEPH P F						
2767/832	2/11/2025	WD	Q	I	02	855,000
GRANTOR: SHRECK GARY P & LAURA						
GRANTEE: MICHAELIS ROBERT W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FOP=[YR=2021] W19 S11 E19 N11$ S11 W19 N11 W17 S48 FGR=[YR=2021] S24 E19 N2 E9 FOP=[YR=2021] S4 E8 N2 W1 N10 W6 S8 W1$ E1 N19 W26 N3 W3$ E3 S3 E26 S11 E6 S10 E15 N72$.

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	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	
4	0911	SCRN RM A	0	0	50	23	1,150.00	SF	18.00	18.00	100	2021	2021	3	86	17,802	

LAND DESCRIPTION

TOTAL OB/XF 67,802

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	0		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