

LOT 120
BARNWELL MANOR PHASE 2
OR 2362/1884

NELMS KENNETH L & CYNTHIA P
94018 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0120-0000



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	13	LVT/LAMMT 50			
Interior Floo	14	CARPET 50			
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	366,854
FGR	598	55	2021	329	44,488
FOP	238	30	2021	71	9,601
FSP	209	40	2021	84	11,359
TOTALS	3,758			3,197	432,301

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,197	98.7620	137.28	438,884	2021	2021	0	0	0	1.50	98.50
1 SNGL FAM 100% - 2024 Heated Area: 2713 HX Base Yr 2024												
The floor plan diagram illustrates a building layout with four distinct areas labeled in blue: FSP 2021 (top left), BAS 2021 (center left), FGR 2021 (center right), and FOP 2021 (bottom left). The layout is defined by a series of connected line segments with numerical dimensions. The top boundary consists of segments 14, 19, and 17. The right boundary is a vertical line of length 48. The bottom boundary includes segments 8, 22, 10, 19, 9, 19, 10, 8, 6, 10, 15, and 8. The left boundary is a vertical line of length 72. Internal dimensions include 11, 11, 19, 3, 26, 11, 19, 8, 10, 19, 24, and 3. The areas are labeled as follows: FSP 2021 is a small rectangular area at the top left; BAS 2021 is a large rectangular area on the left side; FGR 2021 is a rectangular area on the right side; and FOP 2021 is a small rectangular area at the bottom left.												
				BLD DATE		LGL DATE						
				XF DATE		LAND DATE		05/06/2025 MLU				