LOT 122
BARNWELL MANOR PHASE 2
OR 2362/1884

GRINN CANDACE O & BLAZE
94000 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0122-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

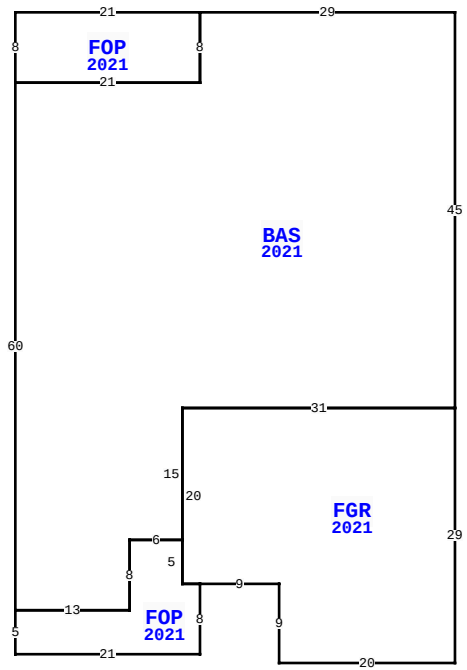
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,471	100	2021	2,471	351,289
FGR	800	55	2021	440	62,552
FOP	159	30	2021	48	6,824
FOP	168	30	2021	50	7,109
TOTALS	3,598			3,009	427,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,009	103.8312	144.33	434,289	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 2471 HX Base Yr 2022



94000 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		427,775
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		552,775
SOH/AGL Deduction		127,146
ASSESSED VALUE		425,629
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		374,218
TOTAL JUST VALUE		552,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102773	CO ISSUED	0	12/30/2021
B2102773	NEW CONSTR	353,302	03/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0342	12/29/2021	SW	Q	I	02	370,300

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: GRINN CANDACE OSTEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 FOP=[YR=2021] W21 S8 E21 N8$ S8 W21 S60
FOP=[YR=2021] S5 E21 N8 FGR=[YR=2021] E9 S9 E20 N29 W31 S20
E2$ W2 N5 W6 S8 W13$ E13 N8 E6 N15 E31 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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