LOT 19
BARNWELL MANOR PHASE 3
OR 2445/770

JOHNSON TODD OREN & PAMELA HANNEN
92744 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0019-0000

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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

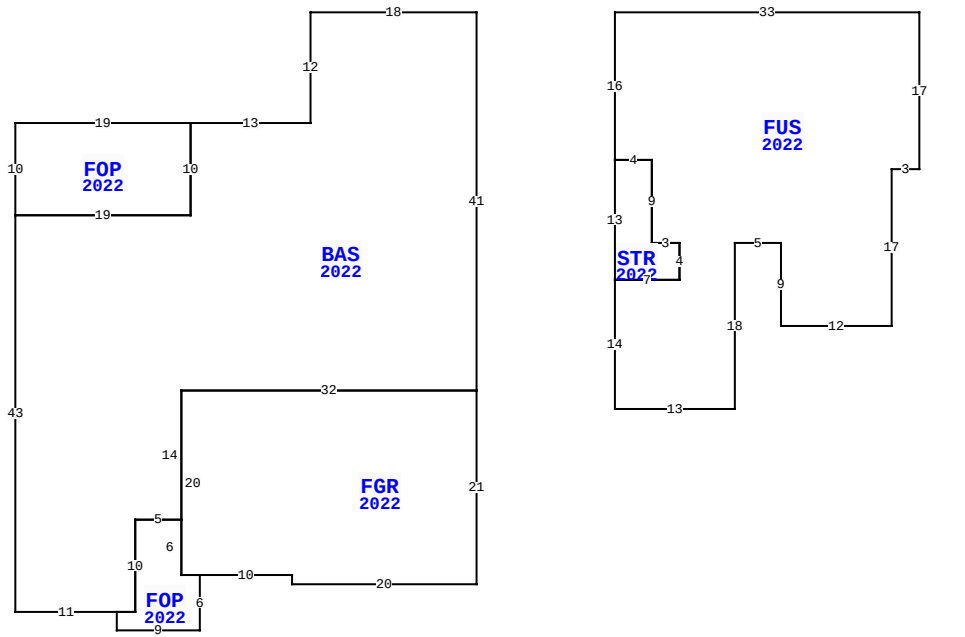
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1,858	229,091
FGR	660	55	363	44,758
FOP	76	30	23	2,836
FOP	190	30	57	7,028
FUS	1,079	100	1,079	133,041
STR	64	10	6	740
TOTALS	3,927		3,386	417,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,386	103.8312	123.30	417,494	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2937 HX Base Yr 2023



92744 SHIPTON LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		417,494
TOTAL MARKET OB/XF VALUE		12,530
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		505,024
SOH/AGL Deduction		0
ASSESSED VALUE		505,024
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		450,024
TOTAL JUST VALUE		505,024
NCON VALUE		430,024
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018889	CO ISSUED	0	12/29/2022
22003153	NEW CONSTR	482,145	02/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1097	12/30/2022	SW	Q	I	02	621,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: JOHNSON TODD OREN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S12 W13 FOP=[YR=2022] W19 S10 E19 N10$ S10 W19 S43 E11 FOP=[YR=2022] S2 E9 N6 FGR=[YR=2022] E10 S1 E20 N21 W32 S20 E2$ W2 N6 W5 S10 W2$ E2 N10 E5 N14 E32 N41$ PTR=E15 FUS=[YR=2022] E33 S17 W3 S17 W12 N9 W5 S18 W13 N14 STR=[YR=2022] N13 E4 S9 E3 S4 W7 $ E7 N4 W3 N9 W4 N16$ W15$.

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
1	0855	CONC PAVER	0	100	0	0	1,220.00	SF	10.00	10.00	100	2022	2022	3	100	12,200	
2	0855	CONC PAVER	0	100	0	0	33.00	SF	10.00	10.00	100	2022	2022	3	100	330	

LAND DESCRIPTION

TOTAL OB/XF 12,530

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	SFR	100		PUD	90.00	120.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/02/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS