

LOT 31
BARNWELL MANOR PHASE 3
OR 2445/770

DICOLA ROBERT A & SARINA D
92552 SHIPTON LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0031-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 75,000 TOTAL MARKET VALUE 75,000 SOH/AGL Deduction 3,500 ASSESSED VALUE 71,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 71,500 TOTAL JUST VALUE 75,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 65,000																							
																				PERMIT NUM DESCRIPTION AMT ISSUED CO230006963 05/30/2023 22015121 NEW CONSTR 518,473 10/10/2022																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2643/1990</td> <td>5/26/2023</td> <td>SW Q</td> <td>I</td> <td>01</td> <td></td> <td>659,700</td> </tr> </tbody> </table> GRANTOR: AVH NORTH FLORIDA LLC GRANTEE: DICOLA ROBERT A & S										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2643/1990	5/26/2023	SW Q	I	01		659,700
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
2643/1990	5/26/2023	SW Q	I	01		659,700																																					
TOTALS										BLD DATE LGL DATE XF DATE LAND DATE 06/05/2023 MLU INC DATE AG DATE																																	
EXTRA FEATURES										92552 SHIPTON LN, FERNANDINA BEACH																																	
L N	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																											
																	BUILDING NOTES																										
																	BUILDING DIMENSIONS																										
																	LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		PUD	90.00	130.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																										
																	TOTAL OB/XF 0																										
REVIEW DATE 06/05/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																											