

LOT 19
BARNWELL MANOR PHASE 3
OR 2445/770

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

2024

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	241,150
FGR	660	55	363	47,114
FOP	76	30	23	2,985
FOP	190	30	57	7,398
FUS	1,079	100	1,079	140,043
STR	64	10	6	779

TOTALS	3,927		3,386	439,469
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EXTRA FEATURES														
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
1	0855	CONC PAVER	0 100	0	0	1,220.00	SF	10.00	10.00	100	2022	2022	3	100
2	0855	CONC PAVER	0 100	0	0	33.00	SF	10.00	10.00	100	2022	2022	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		RSF-1	90.00	120.00	1.00	LT		1.00	1.00	1.00

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	129.79	439,469	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
										INC DATE		AG DATE		MLU

NASSAU COUNTY PROPERTY										PAGE 1 of 1				
VALUATION SUMMARY										4				
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										439,469				
TOTAL MARKET OB/XF VALUE										12,530				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										526,999				
SOH/AGL Deduction										6,824				
ASSESSED VALUE										520,175				
TOTAL EXEMPTION VALUE										HX HB VX				
BASE TAXABLE VALUE										465,175				
TOTAL JUST VALUE										526,999				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										505,024				

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									
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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\$.									