

SHAHER JESSICA LEE/WOODY TIMOTHY MATTHEW
92712 SHIPTON LN
FERNANDINA BEACH, FL 32034

39-2N-28-0141-0021-0000



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 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 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	2,029	100	2,029	267,158
FGR	703	55	387	50,956
FOP	44	30	13	1,712
FSP	176	40	70	9,217
TOTALS	2,952		2,499	329,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,499	105.3360	131.67	329,043	2023	2023		0	0	0.00100.00

1 SNGL FAM - 100% - 2024

Heated Area: 2029

HX Base Yr 2024

92712 SHIPTON LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		329,043	
TOTAL MARKET OB/XF VALUE		11,010	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		415,053	
SOH/AGL Deduction		0	
ASSESSED VALUE		415,053	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		360,053	
TOTAL JUST VALUE		415,053	
NCON VALUE		340,053	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I	RSN CD	SALE PRICE
2651/1422	6/30/2023	SW	Q	I	01	499,900

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: SHAFER JESSICA LEE

BUILDING NOTES	
BAS=[YR=2023;ORIG=80,0] W18 S8 W22 S58 E11 E2 N6 E6 N13 E21 N47 \$	
FSP=[YR=2023;ORIG=40,0] E22 S8 W22 N8 \$	
FGR=[YR=2023;ORIG=59,47] E21 E10 S22 W10 S1 W21 N3 N7 N13 \$	
FOP=[YR=2023;ORIG=53,60] E6 S7 W8 N1 E2 N6 \$	

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	100		RSF-1	90.00	120.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

TOTAL OB/XF

11,010

REVIEW DATE

07/13/2023

BY

DJ

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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