LOT 22
BARNWELL MANOR PHASE 3
OR 2445/770

**RENSBERRY FAMILY TRUST/RENSBERRY VICTOR BURTON TRU**
92696 SHIPTON LANE
FERNANDINA BEACH, FL 32034

**2024**

**39-2N-28-0141-0022-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 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 |
| Quality | 02 | Quality Level 02 |

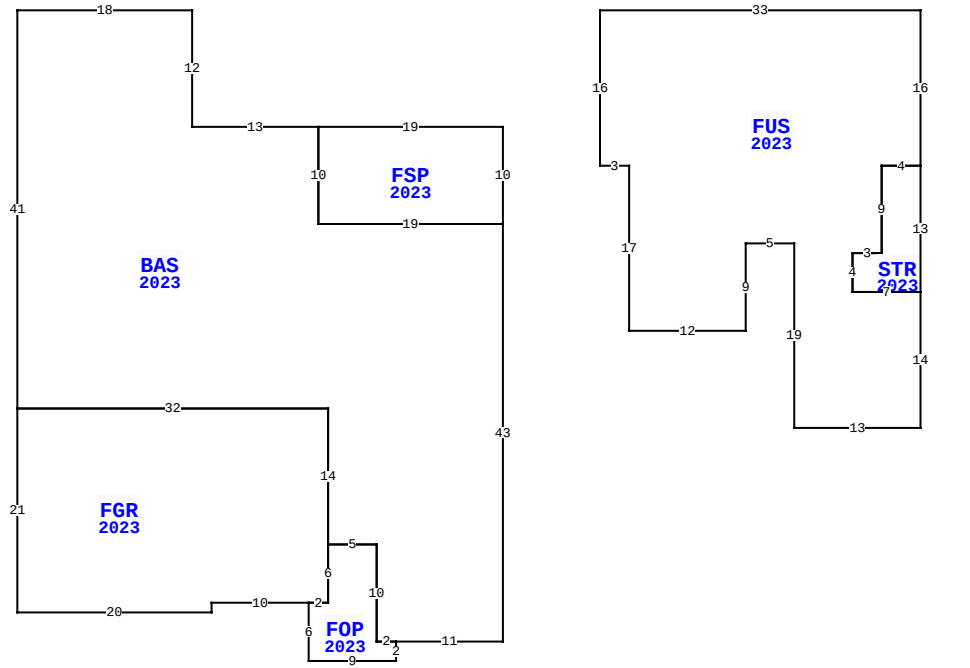
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4088.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,858 | 100 | 1,858 | 237,081 |
| FGR | 660 | 55 | 363 | 46,319 |
| FOP | 76 | 30 | 23 | 2,935 |
| FSP | 190 | 40 | 76 | 9,698 |
| FUS | 1,059 | 100 | 1,059 | 135,128 |
| STR | 64 | 10 | 6 | 766 |
| TOTALS | 3,907 | | 3,385 | 431,926 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,385 | 102.0832 | 127.60 | 431,926 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 2917 HX Base Yr 2024




92696 SHIPTON LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/05/2023 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 | | 431,926 |
| TOTAL MARKET OB/XF VALUE | | 12,240 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 519,166 |
| SOH/AGL Deduction | | 278,584 |
| ASSESSED VALUE | | 240,582 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 190,582 |
| TOTAL JUST VALUE | | 519,166 |
| NCON VALUE | | 444,166 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 75,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B230006627 | SCRN ENCL | 5,684 | 05/19/2023 |
| 22004612 | NEW CONSTR | 482,145 | 03/25/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2655/959 | 7/20/2023 | WD | U | V | 11 | 100 |
| GRANTOR: RENSBERRY VICTOR B & | | | | | | |
| GRANTEE: RENSBERRY FAMILY TR | | | | | | |
| 2622/1384 | 2/28/2023 | SW | Q | I | 01 | 598,200 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: RENSBERRY VICTOR B | | | | | | |

## BUILDING NOTES

## 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 | 1,224.00 | SF | 10.00 | 10.00 | 100 | 2023 | 2023 | | 100 | 12,240 | |

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,13] W19 N10 W13 N12 W18 S41 E32 S14 E5 S10 E2 E11 N43 $
FUS=[YR=2023;ORIG=70,-9] E33 S16 W4 S9 W3 S4 E7 S14 W13 N19 W5 S9 W12 N17 W3 N16 $
FGR=[YR=2023;ORIG=10,32] E32 S14 S6 W2 W10 S1 W20 N21 $
FSP=[YR=2023;ORIG=41,3] E19 S10 W19 N10 $
FOP=[YR=2023;ORIG=42,46] E5 S10 E2 S2 W9 N6 E2 N6 $
STR=[YR=2023;ORIG=103,7] W4 S9 W3 S4 E7 N13 $
.

## LAND DESCRIPTION

TOTAL OB/XF 12,240

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

REVIEW DATE 06/05/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS