

LOT 23
BARNWELL MANOR PHASE 3
OR 2445/770

MILTIER NATHAN K & TAMMY L
92680 SHIPTON LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	4088.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100	1,333	161,693
FGR	685	55	377	45,730
FOP	173	30	52	6,308
FOP	330	30	99	12,009
FUS	1,874	100	1,874	227,316
STR	80	10	8	970

TOTALS	4,475		3,743	454,026
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,260.00	SF	10.00
2	0861	POOL GUNIT	1	0	0	0	288.00	SF	85.00
3	0855	CONC PAVER	1	0	0	0	589.00	SF	10.00
4	0476	VF 6 SBPL	1	0	0	0	168.00	LF	32.00
5	0871	POOL HTR R	1	0	0	0	1.00	UT	2,000.00
6	0470	VNYL GATE	1	0	0	0	2.00	UT	300.00
7	0479	VF PICKET	1	0	0	0	90.00	LF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF-1	90.00	120.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,743	97.0425	121.30	454,026	2023	2023	0	0
1 SNGL FAM - 0% - 2024									
Heated Area: 3207									
HX Base Yr									

92680 SHIPTON LN, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0855	CONC PAVER	0	0	0	0	1,260.00	SF	10.00	10.00	100	2023	2023		100	12,600	
2	0861	POOL GUNIT	1	0	0	0	288.00	SF	85.00	85.00	100	2024	2023		100	24,480	
3	0855	CONC PAVER	1	0	0	0	589.00	SF	10.00	10.00	100	2024	2023		100	5,890	
4	0476	VF 6 SBPL	1	0	0	0	168.00	LF	32.00	32.00	100	2024	2023		100	5,376	
5	0871	POOL HTR R	1	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
6	0470	VNYL GATE	1	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	
7	0479	VF PICKET	1	0	0	0	90.00	LF	10.00	10.00	100	2024	2023		100	900	

TOTAL OB/XF													51,846		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
RSF-1	90.00	120.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00					

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
Tax Dist:										Tax Dist:	
BUILDING MARKET VALUE										454,026	
TOTAL MARKET OB/XF VALUE										51,846	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										580,872	
SOH/AGL Deduction										0	
ASSESSED VALUE										580,872	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										580,872	
TOTAL JUST VALUE										580,872	
NCON VALUE										505,872	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007792	POOL		06/16/2023
22004615	NEW CONSTR	530,313	03/25/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2637/818	5/09/2023	SW	U	I	11	100			
GRANTOR:AVH NORTH FLORIDA LLC									
GRANTEE:MILTIER NATHAN K &									
2630/1501	4/07/2023	SW	Q	I	01	624,900			
GRANTOR:AVH NORTH FLORIDA LLC									
GRANTEE:MILTIER NATHAN K &									

BUILDING NOTES									
BAS=[YR=2023;ORIG=50,10] W33 W17 S19 E9 N2 E10 S7 E12 S11 E6 S3 E13 N38 \$									
FGR=[YR=2023;ORIG=0,29] E9 N2 E10 S7 E12 S11 S8 W1 W11 N1 W19 N23 \$									
FOP=[YR=2023;ORIG=31,45] E6 S3 E13 S8 W20 N3 E1 N8 \$									
FOP=[YR=2023;ORIG=17,10] N10 E33 S10 W33 \$									
FUS=[YR=2023;ORIG=60,10] E50 S39 W13 N1 W6 S5 W12 N6 W19 N13 E8 N4 E4 N4 W12 N16 \$									
STR=[YR=2023;ORIG=60,26] E12 S4 W4 S4 W8 N8 \$									