LOT 29
BARNWELL MANOR PHASE 3
OR 2445/770

COGGIN JULIE GIBSON & FRANK EDWARD JR
92584 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0029-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	02	Quality Level 02

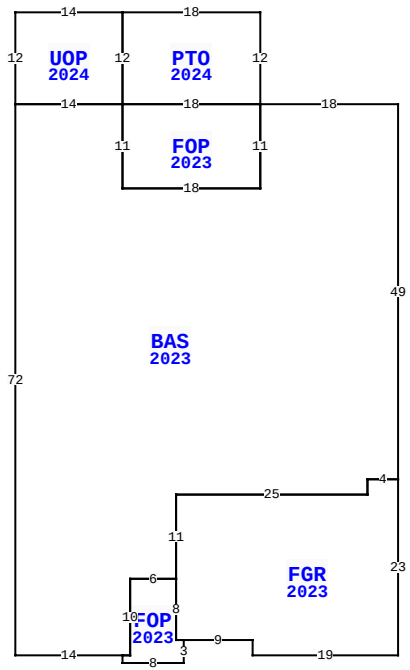
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,725	100	2,725	372,126
FGR	597	55	328	44,792
FOP	70	30	21	2,868
FOP	198	30	59	8,057
PTO	216	5	11	1,502
UOP	168	20	34	4,643
TOTALS	3,974		3,178	433,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,178	109.2500	136.56	433,988	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2725 HX Base Yr 2024



92584 SHIPTON LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		433,988
TOTAL MARKET OB/XF VALUE		19,214
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		528,202
SOH/AGL Deduction		206,966
ASSESSED VALUE		321,236
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		271,236
TOTAL JUST VALUE		528,202
NCON VALUE		453,202
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230011302	SCRN ENCL	9,000	09/06/2023
22004613	NEW CONSTR	447,983	03/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1859	6/14/2023	SW	Q	I	01	599,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: COGGIN JULIE GIBSON

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	1,229.00	SF	10.00	10.00	100	2023	2023		100	12,290	
2	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2023	2023		100	2,304	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		100	300	
4	0912	SCRN RM G	0	100	18	12	216.00	SF	20.00	20.00	100	2024	2023		100	4,320	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W18 S11 W18 N11 W14 S72 E14 E1 N10 E6 N11 E25 N2 E4 N49 $
FGR=[YR=2023;ORIG=51,51] E25 N2 E4 S23 W19 N2 W9 W1 N8 N11 $
FOP=[YR=2023;ORIG=44,0] E18 S11 W18 N11 $
FOP=[YR=2023;ORIG=45,62] E6 S8 E1 S3 W8 N1 E1 N10 $
PTO=[YR=2024;ORIG=62,-12] W18 S12 E18 N12 $
UOP=[YR=2024;ORIG=44,-12] W14 S12 E14 N12 $
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LAND DESCRIPTION

TOTAL OB/XF 19,214

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	130.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/03/2024 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS