

LOT 30
BARNWELL MANOR PHASE 3
OR 2445/770

MIMS JOHN W & VIRGINIA B
92568 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0030-0000



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	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,445	100	2,445	301,297
FGR	809	55	445	54,837
FOP	58	30	17	2,095
FOP	168	30	50	6,162
TOTALS	3,480		2,957	364,391

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,957	98.5872	123.23	364,391	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 0% - 2024 Heated Area: 2445 HX Base Yr											
92568 SHIPTON LN, FERNANDINA BEACH											

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0	0	0	0	2,151.00	SF	10.00	10.00	100

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2023	2023		100	21,510	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RSF-1	90.00	130.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	364,391		
TOTAL MARKET OB/XF VALUE	21,510		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	460,901		
SOH/AGL Deduction	0		
ASSESSED VALUE	460,901		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	460,901		
TOTAL JUST VALUE	460,901		
NCON VALUE	21,510		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	75,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017599	NEW CONSTR	466,361	11/30/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2654/923	7/17/2023	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: MIMS JOHN W & VIRGI					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2023;ORIG=70,0] W29 S8 W21 S58 E11 E2 N6 E6 N15 E31 N45 \$					
FOP=[YR=2023;ORIG=20,0] E21 S8 W21 N8 \$					
FGR=[YR=2023;ORIG=39,45] E31 S29 W21 N9 W8 W2 N5 N15 \$					
FOP=[YR=2023;ORIG=31,66] E2 N6 E6 S5 E2 S3 W10 N2 \$					