

LOT 45
BARNWELL MANOR PHASE 3
OR 2445/770

MULLINGS GRACE A/GRANT JOSEPH H JR
92713 SHIPTON LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0045-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	325,063
FGR	809	55	445	59,163
FOP	168	30	50	6,648
FOP	185	30	56	7,445

TOTALS 3,607 2,996 398,318

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0 0	0 0	1,353.00	SF	10.00	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	130.00	1.00

REVIEW DATE 07/17/2023 BY DJ

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,996	106.3563	132.95	398,318	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 0% - 2024 Heated Area: 2445 HX Base Yr											

92713 SHIPTON LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
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	130.00	1.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 398,318									
TOTAL MARKET OB/XF VALUE 13,530									
TOTAL LAND VALUE - MARKET 75,000									
TOTAL MARKET VALUE 486,848									
SOH/AGL Deduction 0									
ASSESSED VALUE 486,848									
TOTAL EXEMPTION VALUE 0									
BASE TAXABLE VALUE 486,848									
TOTAL JUST VALUE 486,848									
NCON VALUE 411,848									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 75,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0230010570	CO		08/17/2023
22017003	NEW CONSTR	459,880	11/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/591	3/27/2024	WD	Q	I	01	615,000
GRANTOR: DUGGAN KEVIN J 2008 R						
GRANTEE: MULLINGS GRACE A						
2661/841	8/15/2023	SW	Q	I	01	560,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: DUGGAN KEVIN J 2008						

BUILDING NOTES												