

LOT 46
BARNWELL MANOR PHASE 3
OR 2445/770

BACH ULF-EIEL F & CAROLINE J
92729 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0046-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	12	HARDWOOD 90		
Interior Floor	11	CLAY TILE 10		
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		
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	2,725	100	2,725	350,708
FGR	597	55	328	42,214
FOP	238	30	71	9,138
FSP	198	40	79	10,167
TOTALS	3,758		3,203	412,226

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,203	102.9572	128.70	412,226	2023	2023	0	0	0	100.00
1 SNGL FAM - 100% - 2024				Heated Area: 2725				HX Base Yr 2024			
					BLD DATE		LGL DATE		06/05/2023 MLU		
					XF DATE		LAND DATE				
					INC DATE		AG DATE				

EXTRA FEATURES							92729 SHIPTON LN, FERNANDINA BEACH				INC DATE		YEAR ACTUAL		AG DATE		NOTES	
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	100	0	0	1,395.00	SF	10.00	10.00	100	2023	2023		100	13,950		