

LOT 47  
BARNWELL MANOR PHASE 3  
OR 2445/770

COURNOYER RICHARD E & DAWN CATHERINE  
92745 SHIPTON LANE  
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0047-0000



| BUILDING CHARACTERISTICS |                  |                  |                                    |                      | MARKET ADJUSTMENTS |             |                |                |                |           |         |             |        |         |                   |                | NASSAU COUNTY PROPERTY |                             |      |         |      |     |    |        |  |  |
|--------------------------|------------------|------------------|------------------------------------|----------------------|--------------------|-------------|----------------|----------------|----------------|-----------|---------|-------------|--------|---------|-------------------|----------------|------------------------|-----------------------------|------|---------|------|-----|----|--------|--|--|
| ELEMENT                  | CD               | CONSTRUCTION     | TYPE                               | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB       | ECON    | FNCT        |        | NORM    | % COND            | PAGE 1 of 1    |                        |                             |      |         |      |     |    |        |  |  |
| Exterior Wall            | 31               | HARDIE BRD 100   | 0900                               | 01                   | 3,743              | 98.7525     | 123.44         | 462,036        | 2023           | 2023      | 0       | 0           | 0      | 0.00    | 100.00            |                |                        |                             |      |         |      |     |    |        |  |  |
| Roof Structur            | 03               | GABLE/HIP 100    | 1 SNGL FAM - 100% - 2024           |                      |                    |             |                |                |                |           |         |             |        |         | Heated Area: 3207 |                |                        |                             |      |         |      |     |    |        |  |  |
| Roof Cover               | 03               | COMP SHNGL 100   |                                    |                      |                    |             |                |                |                |           |         |             |        |         | HX Base Yr 2024   |                |                        |                             |      |         |      |     |    |        |  |  |
| Interior Wall            | 05               | DRYWALL 100      |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| Interior Floo            | 11               | CLAY TILE 50     |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| Interior Floo            | 14               | CARPET 50        |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| Air Condition            | 03               | CENTRAL 100      |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| Heating Type             | 04               | AIR DUCTED 100   |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| Bedrooms                 |                  | 5 100            |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| Bathrooms                |                  | 4 100            |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| 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             |                        |                             |      |         |      |     |    |        |  |  |
| NEIGHBORHOOD/LOC         |                  |                  | 4088.00                            |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA                       | SUBAREA MARKET VALUE |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| BAS                      | 1,333            | 100              | 1,333                              | 164,546              |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| FGR                      | 685              | 55               | 377                                | 46,537               |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| FOP                      | 173              | 30               | 52                                 | 6,419                |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| FOP                      | 330              | 30               | 99                                 | 12,221               |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| FUS                      | 1,874            | 100              | 1,874                              | 231,327              |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| STR                      | 80               | 10               | 8                                  | 988                  |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| TOTALS                   |                  |                  | 4,475                              |                      | 3,743              | 462,036     |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| EXTRA FEATURES           |                  |                  | 92745 SHIPTON LN, FERNANDINA BEACH |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| 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                  | 1,292.00    | SF             | 10.00          | 10.00          | 100       | 2023    | 2023        |        | 100     | 12,920            |                |                        |                             |      |         |      |     |    |        |  |  |
| 2                        | 0462             | ST/AL FNC        | 0 100                              | 0                    | 0                  | 936.00      | SF             | 10.00          | 10.00          | 100       | 2023    | 2023        |        | 100     | 9,360             |                |                        |                             |      |         |      |     |    |        |  |  |
| 3                        | 0463             | FENCE GATE       | 0 100                              | 0                    | 0                  | 3.00        | UT             | 300.00         | 300.00         | 100       | 2023    | 2023        |        | 100     | 900               |                |                        |                             |      |         |      |     |    |        |  |  |
| 4                        | 0912             | SCRN RM G        | 1 100                              | 32                   | 12                 | 384.00      | SF             | 20.00          | 20.00          | 100       | 2024    | 2023        |        | 100     | 7,680             |                |                        |                             |      |         |      |     |    |        |  |  |
| 5                        | 0855             | CONC PAVER       | 1 100                              | 32                   | 12                 | 384.00      | SF             | 10.00          | 10.00          | 100       | 2024    | 2023        |        | 100     | 3,840             |                |                        |                             |      |         |      |     |    |        |  |  |
| 6                        | 0462             | ST/AL FNC        | 1 100                              | 0                    | 0                  | 960.00      | SF             | 10.00          | 10.00          | 100       | 2024    | 2023        |        | 100     | 9,600             |                |                        |                             |      |         |      |     |    |        |  |  |
| 7                        | 0463             | FENCE GATE       | 1 100                              | 0                    | 0                  | 2.00        | UT             | 300.00         | 300.00         | 100       | 2024    | 2023        |        | 100     | 600               |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| LAND DESCRIPTION         |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
| L N                      | USE CODE         | CLS              | LAND USE DESCRIPTION               | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE | D T     | 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                 |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |
|                          |                  |                  |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |