

LOT 48
BARNWELL MANOR PHASE 3
OR 2445/770

GALLERIZZO REBECCA L & WILLIAM O
92761 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0048-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,905	100	2,905	383,373
FGR	679	55	373	49,225
FOP	50	30	15	1,980
FOP	228	30	68	8,974
TOTALS	3,862		3,361	443,551

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0 100	0	0	1,164.00	SF	10.00	10.00	100	2022	2022
2	0855	CONC PAVER	0 100	0	0	36.00	SF	10.00	10.00	100	2022	2022

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100		RSF-1	90.00	130.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,361	105.5792	131.97	443,551	2022	2022	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2023												
Heated Area: 2905												
HX Base Yr 2023												

92761 SHIPTON LN, FERNANDINA BEACH												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
06/05/2023 MLU												

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												PAGE 1 of 1 4
VALUATION BY												STANDARD
Tax Group: 4												Tax Dist:
BUILDING MARKET VALUE												443,551
TOTAL MARKET OB/XF VALUE												12,000
TOTAL LAND VALUE - MARKET												75,000
TOTAL MARKET VALUE												530,551
SOH/AGL Deduction												6,897
ASSESSED VALUE												523,654
TOTAL EXEMPTION VALUE												50,000
BASE TAXABLE VALUE												473,654
TOTAL JUST VALUE												530,551
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												508,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018892	CO ISSUED	0	12/29/2022
22001783	NEW CONSTR	481,204	02/01/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2611/0733	12/29/2022	SW	Q	I	02	628,500	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: GALLERIZZO REBECCA							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2022] W14 S3 FOP=[YR=2022] W19 S12 E19 N12\$ S12 W19 N15 W17 S55 FGR=[YR=2022] S23 E19 N1 E9 FOP=[YR=2022] S1 E8 N8 W6 S7 W2\$ E2 N22 W30\$ E30 S15 E6 S10 E14 N80\$.												

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1	000100	C	SFR	100		RSF-1	90.00	130.00	1.00	LT		1.00

TOTAL OB/XF												
12,000												
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