LOT 49
BARNWELL MANOR PHASE 3
OR 2445/770

CARPER LINDA A & RICHARD LEE
92777 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0049-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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
Units		0 100
Quality	02	Quality Level 02

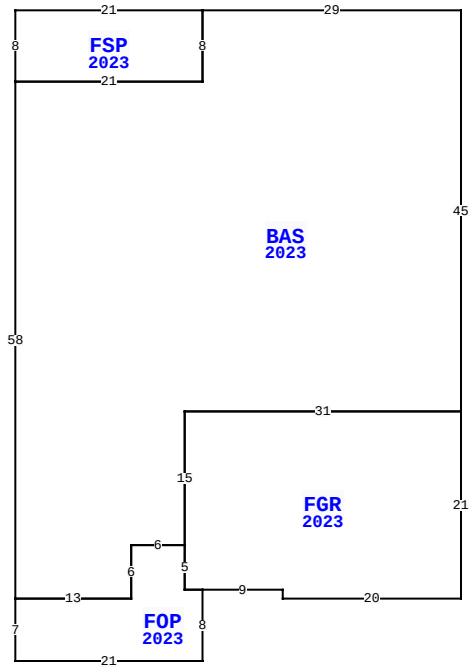
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	298,021
FGR	640	55	352	42,905
FOP	185	30	56	6,826
FSP	168	40	67	8,167
TOTALS	3,438		2,920	355,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,920	97.5156	121.89	355,919	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2445 HX Base Yr



92777 SHIPTON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	355,919
TOTAL MARKET OB/XF VALUE	16,460
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	447,379
SOH/AGL Deduction	0
ASSESSED VALUE	447,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	447,379
TOTAL JUST VALUE	447,379
NCON VALUE	372,379
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001585	NEW CONSTR	411,082	01/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2625/1827	3/15/2023	SW	Q	I	01	561,400

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: CARPER LINDA ANDREA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,0] W29 S8 W21 S58 E13 N6 E6 N15 E31 N45 $
FSP=[YR=2023;ORIG=50,0] E21 S8 W21 N8 $
FGR=[YR=2023;ORIG=69,45] E31 S21 W20 N1 W9 W2 N5 N15 $
FOP=[YR=2023;ORIG=50,73] E21 N8 W2 N5 W6 S6 W13 S7 $
.

EXTRA FEATURES

LN	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	0	0	0	1,637.00	SF	10.00	10.00	100	2023	2023		100	16,370	
2	0855	CONC PAVER	0	0	3	3	9.00	SF	10.00	10.00	100	2023	2023		100	90	

LAND DESCRIPTION

TOTAL OB/XF 16,460

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		RSF-1	90.00	130.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/05/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS