LOT 50
BARNWELL MANOR PHASE 3
OR 2445/770

WILSON MISHA DEANNE ETHALINE &/CAMPBELL VINCENT TO
71 NEWCASTLE STREET
TORONTO, ON M8Y-0A5

2024

39-2N-28-0141-0050-0000

BUILDING CHARACTERISTICS

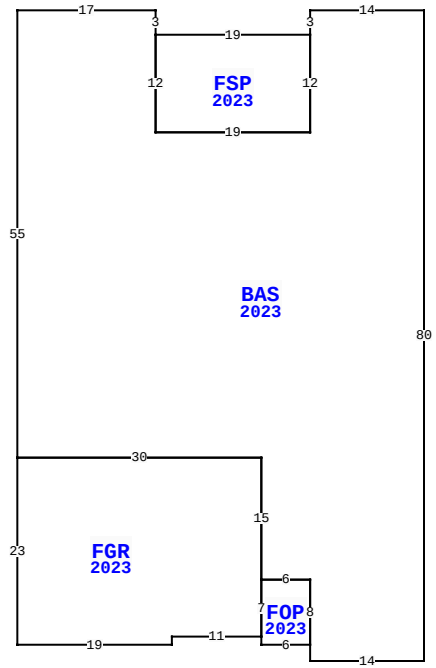
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		0.5 100
Frame	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	2,905	100	2,905	337,997
FGR	679	55	373	43,399
FOP	48	30	14	1,629
FSP	228	40	91	10,588
TOTALS	3,860		3,383	393,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,383	93.0810	116.35	393,612	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2905 HX Base Yr



92793 SHIPTON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	393,612
TOTAL MARKET OB/XF VALUE	13,780
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	482,392
SOH/AGL Deduction	0
ASSESSED VALUE	482,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	482,392
TOTAL JUST VALUE	482,392
NCON VALUE	407,392
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001674	NEW CONSTR	481,204	01/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/1582	3/23/2023	SW	Q	I	01	614,500

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: WILSON MISHA D E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,10] W14 S3 S12 W19 N12 N3 W17 S55 E30 S15 E6 S8 S2 E14 N80 $
FSP=[YR=2023;ORIG=86,13] W19 S12 E19 N12 $
FGR=[YR=2023;ORIG=50,65] E30 S15 S7 W11 S1 W19 N23 $
FOP=[YR=2023;ORIG=80,80] E6 S8 W6 N1 N7 $
.

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	1,378.00	SF	10.00	10.00	100	2023	2023		100	13,780	

LAND DESCRIPTION

TOTAL OB/XF 13,780

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