LOT 51
BARNWELL MANOR PHASE 3
OR 2445/770

RODRIGUEZ LILLIAN K & THOMAS MICHAEL
92809 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0051-0000

NASSAU COUNTY PROPERTY

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		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

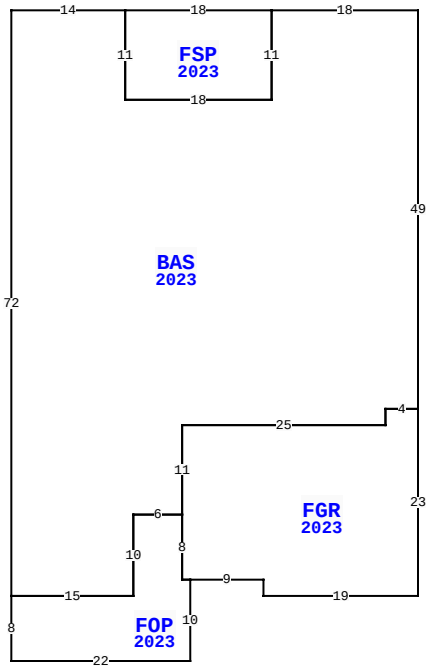
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,725	100	2,725	346,838
FGR	597	55	328	41,748
FOP	238	30	71	9,037
FSP	198	40	79	10,055
TOTALS	3,758		3,203	407,678

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	101.8210	127.28	407,678	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2725 HX Base Yr 2024



92809 SHIPTON LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		407,678
TOTAL MARKET OB/XF VALUE		23,010
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		505,688
SOH/AGL Deduction		99,594
ASSESSED VALUE		406,094
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		356,094
TOTAL JUST VALUE		505,688
NCON VALUE		430,688
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002346	CO ISSUED	0	02/22/2023
22001592	NEW CONSTR	452,804	01/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0215	2/22/2023	SW	Q	I	01	626,100

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: RODRIGUEZ LILLIAN K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,0] W18 S11 W18 N11 W14 S72 E15 N10 E6 N11 E25 N2 E4 N49 $
FSP=[YR=2023;ORIG=82,0] W18 S11 E18 N11 $
FGR=[YR=2023;ORIG=71,51] E25 N2 E4 S23 W19 N2 W9 W1 N8 N11 $
FOP=[YR=2023;ORIG=50,72] E15 N10 E6 S8 E1 S10 W22 N8 $
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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	100	0	0	1,371.00	SF	10.00	10.00	100	2023	2023		100	13,710	
2	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	100	2023	2023		100	8,400	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2023	2023		100	900	

LAND DESCRIPTION

TOTAL OB/XF 23,010

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	100		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