

LOT 53  
BARNWELL MANOR PHASE 3  
OR 2445/770

COPELAND SHANTI & MICHAEL  
92841 SHIPTON LN  
FERNANDINA BEACH, FL 32034

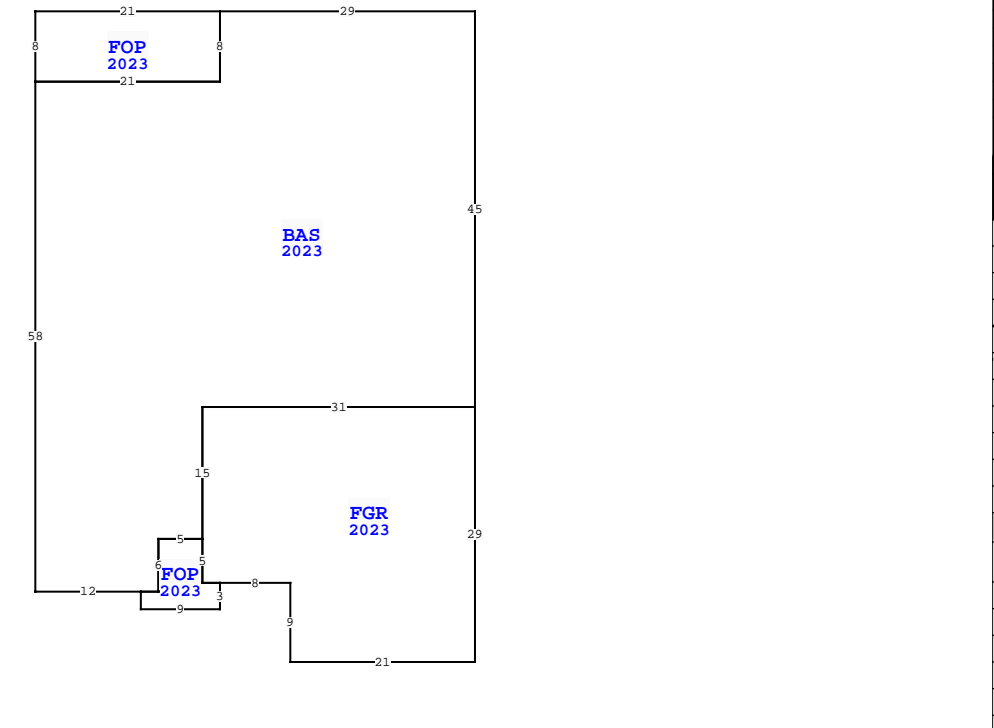
2024

39-2N-28-0141-0053-0000



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 Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,961	100.4625	125.58	371,842	2023	2023	0	0	0.00	100.00	



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	2,451	100	2,451	307,797
FGR	809	55	445	55,883
FOP	50	30	15	1,884
FOP	168	30	50	6,279
TOTALS	3,478		2,961	371,842

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

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	0	0	1,187.00	SF	10.00	10.00	100	2023	2023		100	11,870	
2	0855	CONC PAVER	0	0	0	144.00	SF	10.00	10.00	100	2023	2023		100	1,440	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE			371,842	
TOTAL MARKET OB/XF VALUE			13,310	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			460,152	
SOH/AGL Deduction			0	
ASSESSED VALUE			460,152	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			460,152	
TOTAL JUST VALUE			460,152	
NCON VALUE			385,152	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014227	NEW CONSTR	401,786	09/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/155	5/12/2023	SW	Q	I	01	610,571

GRANTOR: AVH NORTH FLORIDA LLC  
GRANTEE: COPELAND SHANTI & M

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=100,0] W29 S8 W21 S58 E12 E2 N6 E5 N15 E31 N45 \$												
FOP=[YR=2023;ORIG=50,0] E21 S8 W21 N8 \$												
FOP=[YR=2023;ORIG=62,66] E2 N6 E5 S5 E2 S3 W9 N2 \$												
FGR=[YR=2023;ORIG=69,45] E31 S29 W21 N9 W8 W2 N5 N15 \$												