LOT 54
BARNWELL MANOR PHASE 3
OR 2445/770

SCHROEDER AMANDA C & JONATHAN R
92857 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

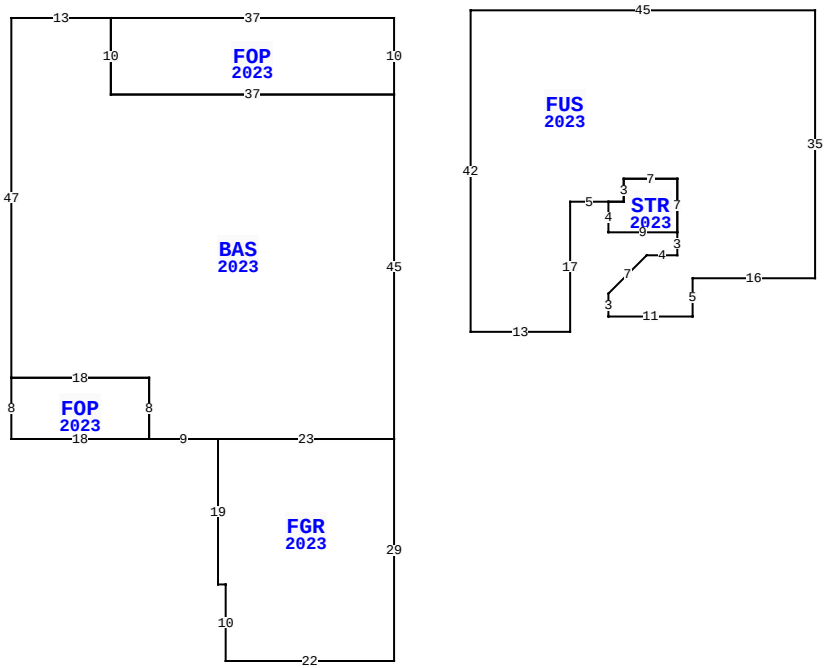
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,236	100	2,236	257,498
FGR	657	55	361	41,573
FOP	144	30	43	4,952
FOP	370	30	111	12,783
FUS	1,575	100	1,575	181,377
STR	57	10	6	691
TOTALS	5,039		4,332	498,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,332	92.1272	115.16	498,873	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 3811 HX Base Yr 2024



92857 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		498,873
TOTAL MARKET OB/XF VALUE		15,520
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		589,393
SOH/AGL Deduction		0
ASSESSED VALUE		589,393
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		539,393
TOTAL JUST VALUE		589,393
NCON VALUE		514,393
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002663	SCREEN ENCLOSURE	25,000	03/07/2024
SP240002661	INSTALL IN GROUND	80,000	03/07/2024
22015062	NEW CONSTR	614,154	10/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/846	5/23/2023	SW	Q	I	01	772,100

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: SCHROEDER AMANDA C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,6] W37 N10 W13 S47 E18 S8 E9 E23 N45 $
FUS=[YR=2023;ORIG=70,-5] E45 S35 W16 S5 W11 N3 U5R5 E4 N3 N7 W7 S3 W2 W5 S17 W13 N42 $
FGR=[YR=2023;ORIG=37,51] E23 S29 W22 N10 W1 N19 $
FOP=[YR=2023;ORIG=23,-4] E37 S10 W37 N10 $
FOP=[YR=2023;ORIG=10,43] E18 S8 W18 N8 $
STR=[YR=2023;ORIG=97,17] W7 S3 W2 S4 E9 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	100	0	0	1,552.00	SF	10.00	10.00	100	2023	2023		100	15,520	

TOTAL OB/XF 15,520

LAND DESCRIPTION

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 07/23/2024 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS