TRACT 12
OPEN SPACE
BARNWELL MANOR PHASE 3

KINGSLEY CREEK HOMEOWNERS ASSOCIATION INC
7785 BAYMEADOWS WAY SUITE 105
JACKSONVILLE, FL 32256

2024

39-2N-28-0141-0T12-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0010	OPEN SPACE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SHIPTON LN, FERNANDINA BEACH

BLD DATE		LGL DATE	04/12/2023 DCA0
XF DATE		LAND DATE	
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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30
TOTAL MARKET VALUE	30
SOH/AGL Deduction	0
ASSESSED VALUE	30
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30
TOTAL JUST VALUE	30
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2646/1134	6/05/2023	QC	U	V	11	100

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: KINGSLEY CREEK HOME

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000010	C	OPEN SPACE	0		RSF-1	0.00	0.00	0.03	AC		1.00	1.00	1.00	1,000.00	1,000.00	30							

REVIEW DATE 03/29/2021 BY HG Total Acres: 0.03 Total Land Value: 30 Market: 0 Agricultural: 0 Common: 30 PRINTED 08/06/2024 BY SYS