LOT 17
BARNWELL MANOR PHASE 3
OR 2445/770

GLUCK CARA MARIE & WILLIAM STEPHEN
92776 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

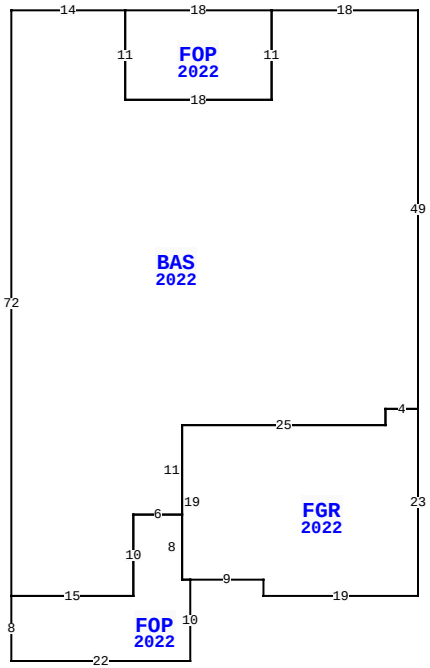
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,725	100	2022	2,725	374,739
FGR	597	55	2022	328	45,106
FOP	198	30	2022	59	8,113
FOP	238	30	2022	71	9,764
TOTALS	3,758			3,183	437,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,183	104.7052	138.21	439,922	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2025 Heated Area: 2725 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

92776 SHIPTON LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		437,722
TOTAL MARKET OB/XF VALUE		12,949
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		575,671
SOH/AGL Deduction		0
ASSESSED VALUE		575,671
TOTAL EXEMPTION VALUE	13	575,671
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		575,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018887	CO ISSUED	0	12/29/2022
22001590	NEW CONSTR	452,804	01/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/1516	1/03/2024	WD	Q	I	02	685,000
GRANTOR: BRUBAKER TRAVIS GLEN						
GRANTEE: GLUCK CARA MARIE &						
2622/1044	2/24/2023	WD	Q	I	01	652,000
GRANTOR: FISHER PHILIP H & PAT						
GRANTEE: BRUBAKER TRAVIS GLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FOP=[YR=2022] W18 S11 E18 N11$ S11 W18 N11 W14 S72 FOP=[YR=2022] S8 E22 N10 FGR=[YR=2022] E9 S2 E19 N23 W4 S2 W25 S19 E1$ W1 N8 W6 S10 W15$ E15 N10 E6 N11 E25 N2 E4 N49$.

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	1,278.00	SF	10.00	10.00	100	2022	2022	3	99	12,652	
2	0855	CONC PAVER	0	100	0	0	30.00	SF	10.00	10.00	100	2022	2022	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 12,949

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	RES	100		RSF-1	90.00	130.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/02/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS