LOT 21
BARNWELL MANOR PHASE 3
OR 2445/770

SHAFER JESSICA LEE/WOODY TIMOTHY MATTHEW
92712 SHIPTON LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0021-0000

NASSAU COUNTY PROPERTY

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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 50
Interior Floo	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
Quality	02	Quality Level 02

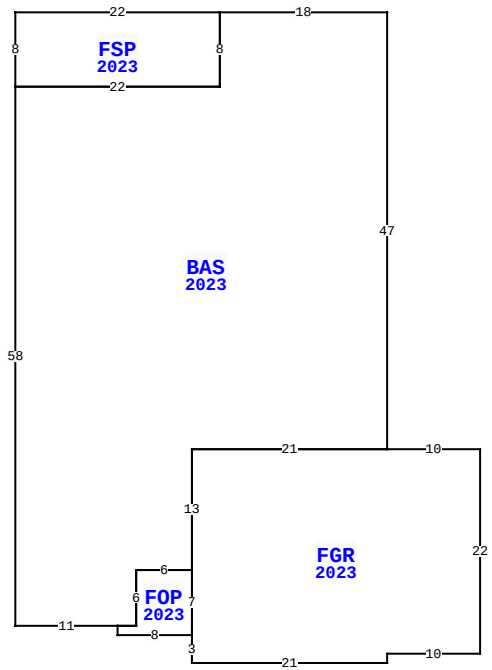
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,029	100	2023	2,029	282,112
FGR	703	55	2023	387	53,808
FOP	44	30	2023	13	1,808
FSP	176	40	2023	70	9,733
TOTALS	2,952			2,499	347,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,499	105.3360	139.04	347,461	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2029 HX Base Yr 2024



92712 SHIPTON LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,461
TOTAL MARKET OB/XF VALUE		11,010
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		483,471
SOH/AGL Deduction		56,381
ASSESSED VALUE		427,090
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		371,368
TOTAL JUST VALUE		483,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013719	ADDING NEW SCREEN	10,000	12/11/2024
22017265	NEW CONSTR	393,879	11/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/1422	6/30/2023	SW	Q	I	01	499,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: SHAFER JESSICA LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W18 S8 W22 S58 E11 E2 N6 E6 N13 E21 N47 $
FSP=[YR=2023;ORIG=40,0] E22 S8 W22 N8 $
FGR=[YR=2023;ORIG=59,47] E21 E10 S22 W10 S1 W21 N3 N7 N13 $
FOP=[YR=2023;ORIG=53,60] E6 S7 W8 N1 E2 N6 $
.

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	1,101.00	SF	10.00	10.00	100	2023	2023		100	11,010	

LAND DESCRIPTION

TOTAL OB/XF 11,010

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	RES	100		RSF-1	90.00	120.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

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