

HARPER WILLIAM E & PAMELA DAWN
92664 SHIPTON LANE
FERNANDINA BEACH, FL 32034

39-2N-28-0141-0024-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior WallRoof Structur03HARDIE BRD 100 GABLE/HIP 100
Roof CoverInterior Wall03COMP SHNGL 100 DRYWALL 100
Interior Floor11CLAY TILE 50
Interior Floor14CARPET 50
Air ConditionHeating Type03CENTRAL 100 04AIR DUCTED 100

BedroomsBathroomsFrame02WOOD FRAME 100

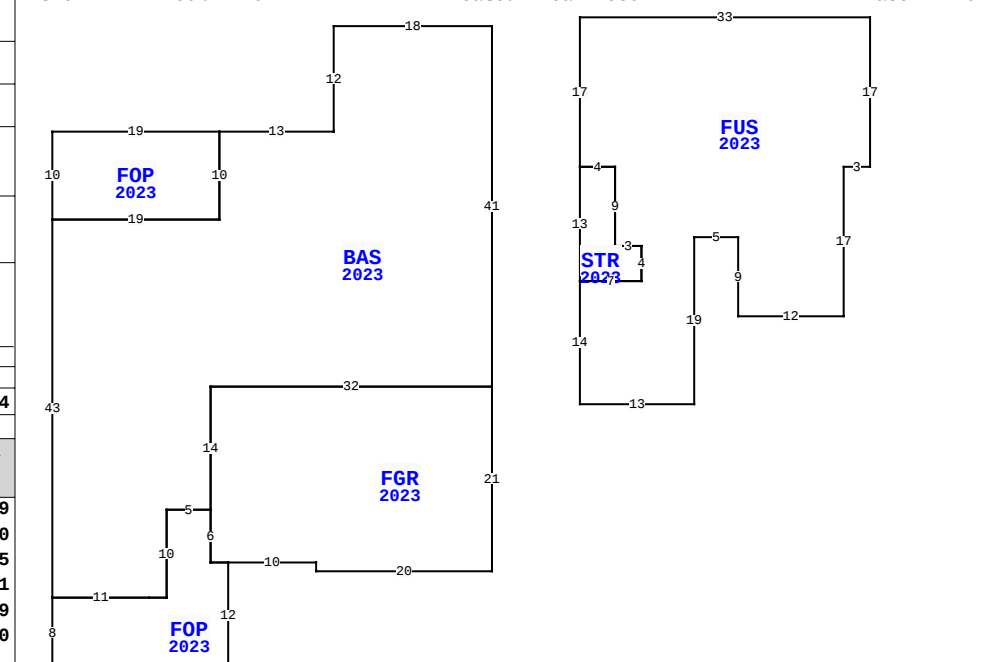
StoriesUnits2.2. 100 0 100

Quality02Quality Level 02
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LC4088.00

	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	FGR	FOP	FUS	STR		
1,858	660	190	218	1,092	64	100
2023	2023	2023	2023	2023	2023	2023
1,858	363	57	65	1,092	6	247,579
48,370	7,595	8,661	145,509	800		

TOTALS4,0823,441458,513

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0900013,441100.9470133.25458,51320232023000.00100.00
1 SNGL FAM - 100% - 2024Heated Area: 2950HX Base Yr 2024

BLD DATE	XF DATE	LGL DATE

05/06/2025MLU

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:
BUILDING MARKET VALUE458,513TOTAL MARKET OB/XF VALUE13,920TOTAL LAND VALUE - MARKET125,000TOTAL MARKET VALUE597,433SOH/AGL Deduction59,158ASSESSED VALUE538,275TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE487,553TOTAL JUST VALUE597,433NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE523,105

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / I / V / IRSN CD SALE PRICE
2779/7164/07/2025WD Q Q I 01730,000
GRANTOR:GAGLIARDI THOMAS P &
GRANTEE:HARPER WILLIAM E &
2618/15532/09/2023SW Q Q I 01630,600
GRANTOR:AVH NORTH FLORIDA LLC
GRANTEE:GAGLIARDI THOMAS PE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,1] W18 S12 W13 S10 W19 S43 E11 E2 N10 E5 N14 E32 N41 \$
FOP=[YR=2023;ORIG=10,13] E19 S10 W19 N10 \$
FGR=[YR=2023;ORIG=60,42] W32 S14 S6 E2 E10 S1 E20 N21 \$
FOP=[YR=2023;ORIG=23,56] E5 S6 E2 S12 W20 N8 E11 E2 N10 \$
FUS=[YR=2023;ORIG=70,0] E33 S17 W3 S17 W12 N9 W5 S19 W13 N14 E7 N4 W3 N9 W4 N17 \$
STR=[YR=2023;ORIG=70,17] E4 S9 E3 S4 W7 N13 \$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRDLOC FRONT DEPTHTOT LND UNITUNITDPH% TOT UNITADJ UNITLANDOTHER YEAR DENSITYDECLFRZYR CONSRV
CODEDESCRPTIONZONESIZEUTPRICEFACTCONDADJPRICEPRICELVALUEADJUSTMENTS AND NOTES
1000100CRRES100RSF-190.00120.001.00LT1.001.001.00125,000.00125,000.00125,000

EXTRA FEATURES

92664 SHIPTON LN, FERNANDINA BEACH

REVIEW DATE06/05/2023BYMLUTotal Acres: 0.00Total Land Value: 125,000Market: 0Agricultural: 0Common: 125,000PRINTED 07/30/2025 BY SYS