LOT 25
BARNWELL MANOR PHASE 3
OR 2445/770

MAY CHELSEY ALEXANDRA & EDWARD JAMES
92648 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0025-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	02	Quality Level 02

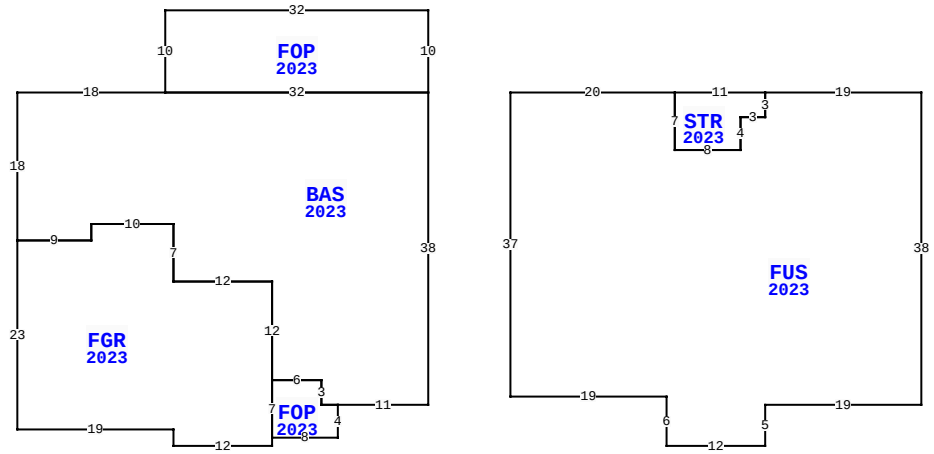
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	2023	1,302	163,844
FGR	697	55	2023	383	48,197
FOP	50	30	2023	15	1,888
FOP	320	30	2023	96	12,081
FUS	1,876	100	2023	1,876	236,076
STR	65	10	2023	6	755
TOTALS	4,310			3,678	462,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,678	95.3325	125.84	462,840	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 3178 HX Base Yr



92648 SHIPTON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	462,840
TOTAL MARKET OB/XF VALUE	11,240
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	599,080
SOH/AGL Deduction	22,078
ASSESSED VALUE	577,002
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	577,002
TOTAL JUST VALUE	599,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	524,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230010965	CO		08/24/2023
2301295	NEW CONSTR	586,933	01/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/1615	8/29/2023	SW	Q	I	01	603,700

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: MAY CHELSEY ALEXAND

BUILDING NOTES

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	0	0	0	1,124.00	SF	10.00	10.00	100	2023	2023		100	11,240	

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=80,10] E20 S7 E8 N4 E3 N3 E19 S38 W19 S5 W12 N6 W19 N37 $
BAS=[YR=2023;ORIG=70,10] W32 W18 S18 E9 N2 E10 S7 E12 S12 E6 S3 E2 E11 N38 $
FGR=[YR=2023;ORIG=20,28] E9 N2 E10 S7 E12 S12 S7 S1 W12 N2 W19 N23 $
FOP=[YR=2023;ORIG=38,0] E32 S10 W32 N10 $
STR=[YR=2023;ORIG=100,10] E11 S3 W3 S4 W8 N7 $
FOP=[YR=2023;ORIG=51,45] E6 S3 E2 S4 W8 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,240

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	0		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 06/05/2023 BY MLU Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS