

LOT 27
BARNWELL MANOR PHASE 3
OR 2445/770

GRIESBAUM STACY
92616 SHIPTON LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0027-0000



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
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
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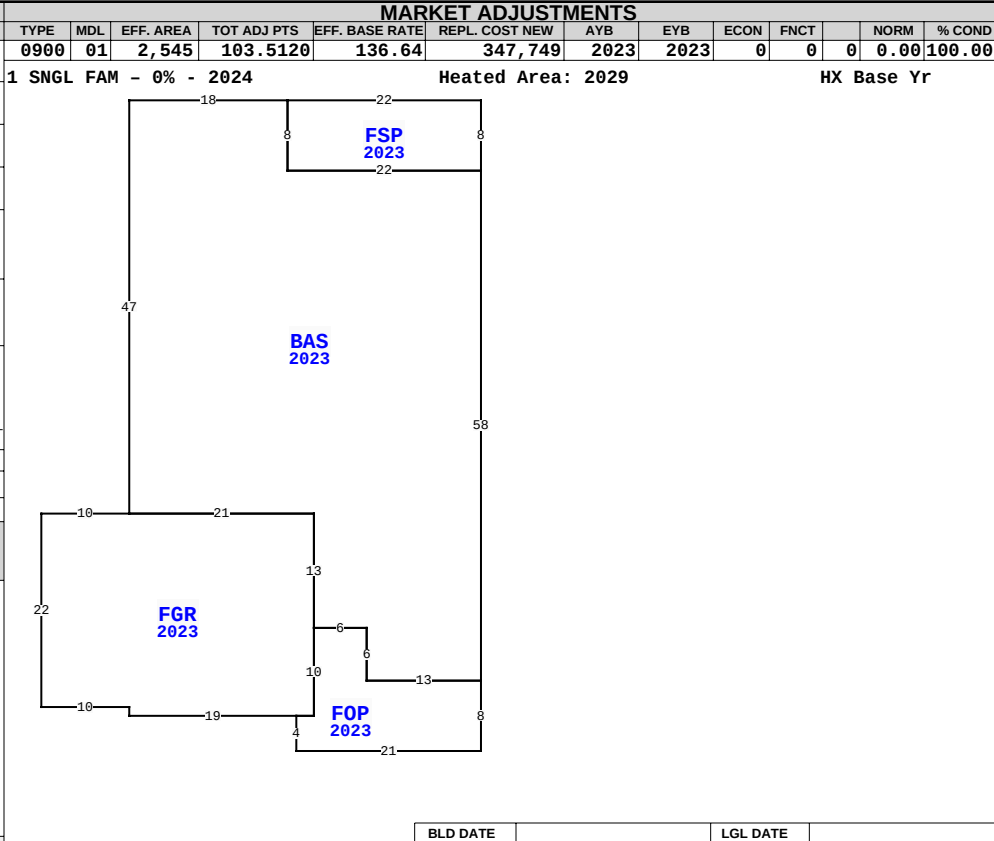
NEIGHBORHOOD/LOC	4088.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,029	100	2023	2,029	277,243
FGR	703	55	2023	387	52,880
FOP	196	30	2023	59	8,062
FSP	176	40	2023	70	9,565
TOTALS	3,104			2,545	347,749

EXTRA FEATURES		
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L N	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	1,348.00	SF	10.00	10.00	100	2023	2023		100	13,480	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	0	



92616 SHIPTON LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																		13,480
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										347,749	
TOTAL MARKET OB/XF VALUE										13,480	
TOTAL LAND VALUE - MARKET										125,000	
TOTAL MARKET VALUE										486,229	
SOH/AGL Deduction										26,673	
ASSESSED VALUE										459,556	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										459,556	
TOTAL JUST VALUE										486,229	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										417,778	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0230010683	CO		08/18/2023
2301282	NEW CONSTR	399,097	01/31/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2667/351	9/12/2023	SW	Q	I	01	499,900	

GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: GRIESBAUM STACY							

BUILDING DIMENSIONS																	
BAS=[YR=2023;ORIG=-10,0] W22 N8 W18 S47 E21 S13 E6 S6 E13 N58 \$																	
FSP=[YR=2023;ORIG=-32,-8] E22 S8 W22 N8 \$																	
FGR=[YR=2023;ORIG=-60,39] E10 E21 S13 S10 W2 W19 N1 W10 N22 \$																	
FOP=[YR=2023;ORIG=-29,52] E6 S6 E13 S8 W21 N4 E2 N10 \$																	