LOT 28
BARNWELL MANOR PHASE 3
OR 2445/770

FAGRE LOUIS CARL JR & DANIELLE
92600 SHIPTON LANE
FERANANDINA BEACH, FL 32034

2025

39-2N-28-0141-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

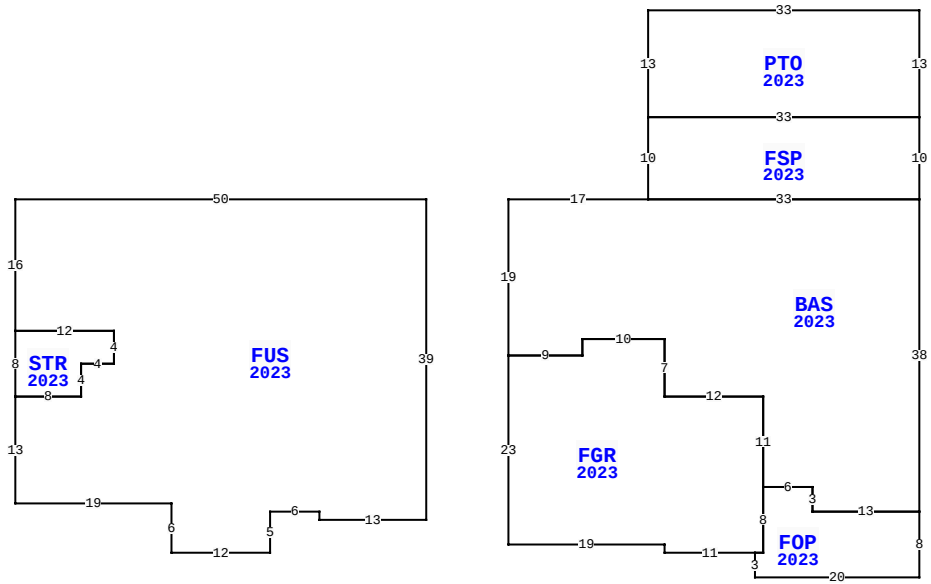
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,333	100	2023	1,333	165,492
FGR	685	55	2023	377	46,805
FOP	173	30	2023	52	6,456
FSP	330	40	2023	132	16,388
FUS	1,874	100	2023	1,874	232,657
PTO	429	5	2023	21	2,607
STR	80	10	2023	8	993
TOTALS	4,904			3,797	471,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,797	94.0500	124.15	471,398	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 3207 HX Base Yr 2024



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

92600 SHIPTON LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		471,398
TOTAL MARKET OB/XF VALUE		24,959
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		621,357
SOH/AGL Deduction		59,049
ASSESSED VALUE		562,308
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		511,586
TOTAL JUST VALUE		621,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002670	CO ISSUED	0	02/28/2023
22004617	NEW CONSTR	530,343	03/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2787/1937	5/15/2025	WD	Q	I	01	745,000
GRANTOR: HEATHERLY LINDSAY R &						
GRANTEE: FAGRE LOUIS CARL JR						
2622/0269	2/27/2023	SW	Q	I	01	645,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HEATHERLY LINDSAY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=120,10] W33 W17 S19 E9 N2 E10 S7 E12 S11 E6 S3 E13 N38 $
FUS=[YR=2023;ORIG=60,10] W50 S16 E12 S4 W4 S4 W8 S13 E19 S6 E12 N5 E6 S1 E13 N39 $
STR=[YR=2023;ORIG=10,26] E12 S4 W4 S4 W8 N8 $
FSP=[YR=2023;ORIG=87,10] E33 N10 W33 S10 $
PTO=[YR=2023;ORIG=87,0] E33 N13 W33 S13 $
FGR=[YR=2023;ORIG=70,29] E9 N2 E10 S7 E12 S11 S8 W1 W11 N1 W19 N23 $
FOP=[YR=2023;ORIG=101,45] S8 W1 S3 E20 N8 W13 N3 W6 $
.

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	1,239.00	SF	10.00	10.00	100	2023	2023		100	12,390	
2	0476	VF 6 SBPL	0	100	0	0	378.00	LF	32.00	32.00	100	2023	2023		99	11,975	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2023	2023		99	594	

LAND DESCRIPTION

TOTAL OB/XF 24,959

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 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