LOT 30
BARNWELL MANOR PHASE 3
OR 2445/770

MIMS JOHN W & VIRGINIA B
92568 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0030-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	02	Quality Level 02

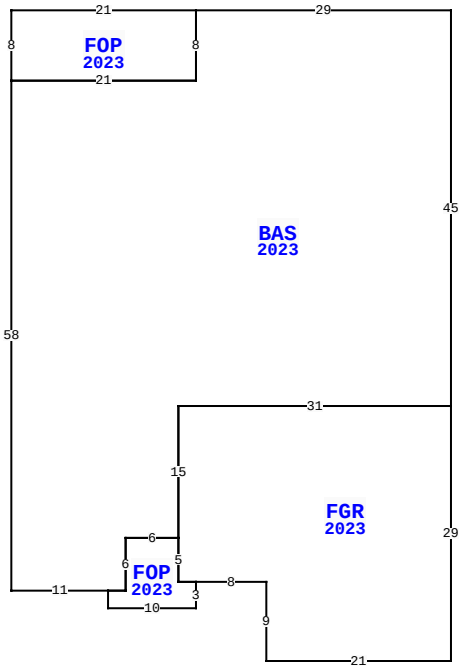
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2023	2,445	318,192
FGR	809	55	2023	445	57,912
FOP	58	30	2023	17	2,212
FOP	168	30	2023	50	6,507
TOTALS	3,480			2,957	384,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,957	98.5872	130.14	384,824	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2445 HX Base Yr



92568 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	384,824
TOTAL MARKET OB/XF VALUE	21,510
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	531,334
SOH/AGL Deduction	24,343
ASSESSED VALUE	506,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	506,991
TOTAL JUST VALUE	531,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	460,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017599	NEW CONSTR	466,361	11/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/923	7/17/2023	SW	Q	I	01	562,200

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: MIMS JOHN W & VIRGI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,0] W29 S8 W21 S58 E11 E2 N6 E6 N15 E31 N45 $
FOP=[YR=2023;ORIG=20,0] E21 S8 W21 N8 $
FGR=[YR=2023;ORIG=39,45] E31 S29 W21 N9 W8 W2 N5 N15 $
FOP=[YR=2023;ORIG=31,66] E2 N6 E6 S5 E2 S3 W10 N2 $
.

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	2,151.00	SF	10.00	10.00	100	2023	2023		100	21,510	

LAND DESCRIPTION

TOTAL OB/XF 21,510

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	130.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 07/13/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS