LOT 32
BARNWELL MANOR PHASE 3
OR 2445/770

BLOCK DOUGLAS A & CHRISTIANNE E REV DEC OF TRUST/B
92536 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0032-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	02	Quality Level 02

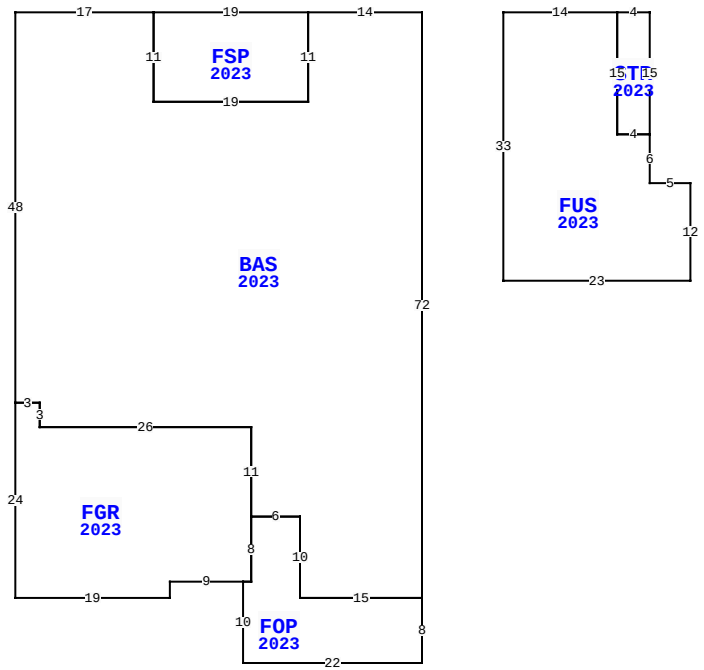
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	2023	2,713	345,989
FGR	598	55	2023	329	41,957
FOP	238	30	2023	71	9,055
FSP	209	40	2023	84	10,713
FUS	594	100	2023	594	75,753
STR	60	10	2023	6	765
TOTALS	4,412			3,797	484,231

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	96.6150	127.53	484,231	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 3307 HX Base Yr 2024



92536 SHIPTON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		484,231
TOTAL MARKET OB/XF VALUE		13,800
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		623,031
SOH/AGL Deduction		59,793
ASSESSED VALUE		563,238
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		512,516
TOTAL JUST VALUE		623,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016323	PERGOLA	9,244	12/21/2023
22014492	NEW CONSTR	530,778	09/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/1629	6/26/2023	SW	Q	I	01	697,200

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: BLOCK DOUGLAS A & C

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	100	0	0	1,380.00	SF	10.00	10.00	100	2023	2023		100	13,800	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,0] W14 S11 W19 N11 W17 S48 E3 S3 E26 S11 E6 S10 E15 N72 $
FSP=[YR=2023;ORIG=56,0] W19 S11 E19 N11 $
FGR=[YR=2023;ORIG=20,48] E3 S3 E26 S11 S8 W1 W9 S2 W19 N24 $
FOP=[YR=2023;ORIG=49,62] E6 S10 E15 S8 W22 N10 E1 N8 $
FUS=[YR=2023;ORIG=80,0] E14 S15 E4 S6 E5 S12 W23 N33 $
STR=[YR=2023;ORIG=94,0] E4 S15 W4 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,800

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 01/05/2024 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS