

LOT 33
BARNWELL MANOR PHASE 3
OR 2445/770

RUZZO ANTHONY P & SUSAN L
92520 SHIPTON LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0033-0000



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	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 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	2,430	100	2023	2,430	352,326
FGR	660	55	2023	363	52,631
FOP	172	30	2023	52	7,539
FSP	168	40	2023	67	9,714
TOTALS	3,430			2,912	422,211

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,912	109.8390	144.99	422,211	2023	2023	0	0	0	100.00

1 SNGL FAM - 100% - 2025

Heated Area: 2430

HX Base Yr 2025

The floor plan diagram shows a large rectangular area with several internal partitions. The dimensions are as follows:

- Top horizontal segments: 29, 21, 21
- Left vertical segments: 45, 21
- Right vertical segments: 58, 7
- Bottom horizontal segments: 20, 10, 13, 20
- Internal vertical segments: 8, 15, 5, 6, 8
- Internal horizontal segments: 32, 5

The areas are labeled as follows:

- BAS 2023**: The large central area.
- FGR 2023**: The area at the bottom left.
- FOP 2023**: The area at the bottom right.
- FSP 2023**: The area at the top right.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025

MLU