LOT 35
BARNWELL MANOR PHASE 3
OR 2445/770

MARKS PETER M & ERIN O
92488 SHIPTON LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

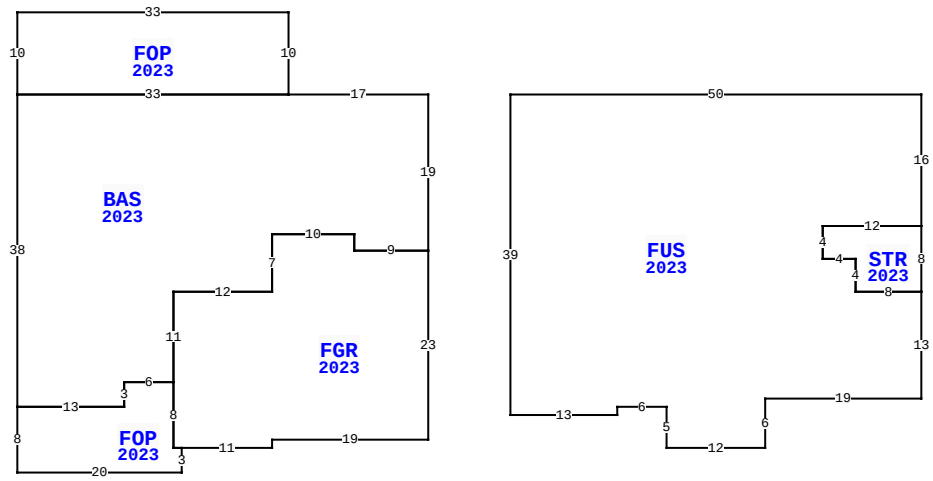
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
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	176,769
FGR	685	55	2023	377	49,994
FOP	173	30	2023	52	6,896
FOP	330	30	2023	99	13,128
FUS	1,874	100	2023	1,874	248,511
STR	80	10	2023	8	1,061
TOTALS	4,475			3,743	496,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,743	100.4625	132.61	496,359	2023	2023	0	0	0	0.00	100.00

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



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		496,359
TOTAL MARKET OB/XF VALUE		76,633
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		697,992
SOH/AGL Deduction		59,486
ASSESSED VALUE		638,506
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		587,784
TOTAL JUST VALUE		697,992
NCON VALUE		51,105
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240009884	NEW 15X30 POOL	80,000	08/27/2024
22016926	NEW CONSTR	593,314	11/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/762	6/21/2023	SW	Q	I	01	716,600

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: MARKS PETER M & ERI

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

92488 SHIPTON LN, FERNANDINA BEACH

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	1,206.00	SF	10.00	10.00	100	2023	2023		100	12,060	
2	0462	ST/AL FNC	0	100	0	0	1,344.00	SF	10.00	10.00	100	2023	2023		98	13,171	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		99	297	
4	0861	POOL GUNIT	0	100	0	0	537.00	SF	85.00	85.00	100	2025	2024		100	45,645	
5	0855	CONC PAVER	0	100	0	0	546.00	SF	10.00	10.00	100	2025	2024		100	5,460	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,0] W17 W33 S38 E13 N3 E6 N11 E12 N7 E10 S2 E9 N19 $
FOP=[YR=2023;ORIG=10,-10] E33 S10 W33 N10 $
FGR=[YR=2023;ORIG=29,24] E12 N7 E10 S2 E9 S23 W19 S1 W11 W1 N8 N11 $
FOP=[YR=2023;ORIG=23,35] E6 S8 E1 S3 W20 N8 E13 N3 $
FUS=[YR=2023;ORIG=70,0] E50 S16 W12 S4 E4 S4 E8 S13 W19 S6 W12 N5 W6 S1 W13 N39 $
STR=[YR=2023;ORIG=108,16] E12 S8 W8 N4 W4 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 76,633

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 12/13/2024 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS