

MILLS SAMUEL BROWN CHASE & RAQUEL OLIVEIRA DO AMAR
92519 SHIPTON LANE
FERNANDINA BEACH, FL 32034

39-2N-28-0141-0038-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																															
ELEMENT		CD		31		HARDIE BRD 100		0900		01		3,648		99.6075		131.48		479,639		2023		2023		0		0		0.00		100.00																																																																					
Exterior Wall		03		GABLE/HIP 100		1		SNGL FAM - 100%		- 2024		Heated Area: 3194		HX Base Yr 2024		VALUATION BY		Tax Group: 4		Tax Dist:		STANDARD		479,639		12,150		125,000		616,789		145,626		471,163		50,722		420,441		616,789		0		541,362																																																							
Roof Structur		05		COMP SHNGL 100		10		18		18		19		19		16		13		12		8		13		13		13		13		13		13		13		13		13		13																																																									
Roof Cover		05		DRYWALL 100		11		CLAY TILE 50		14		CARPET 50		13		CENTRAL 100		04		AIR DUCTED 100		2		2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100																																																									
Interior Wall		11		CLAY TILE 50		14		CARPET 50		13		CENTRAL 100		04		AIR DUCTED 100		2		2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100																																																											
Interior Floo		14		CARPET 50		13		CENTRAL 100		04		AIR DUCTED 100		2		2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100																																																											
Air Condition		04		AIR DUCTED 100		2		2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100																																																											
Heating Type		04		AIR DUCTED 100		2		2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100																																																											
Bedrooms		02		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100																																																											
Bathrooms		02		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100																																																											
Frame		02		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100																																																											
Stories		2.		2. 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		5 100		4 100		WOOD FRAME 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100		2. 2. 100																																																											
Quality		02		Quality Level 02		02		Quality Level 02		02		Quality Level 02		02		Quality Level 02		02		Quality Level 02		02		Quality Level 02		02		Quality Level 02		02		Quality Level 02		02		Quality Level 02		02		Quality Level 02																																																											
DOR CODE		0100		SINGLE FAMILY		0100		SINGLE FAMILY		0100		SINGLE FAMILY		0100		SINGLE FAMILY		0100		SINGLE FAMILY		0100		SINGLE FAMILY		0100		SINGLE FAMILY		0100		SINGLE FAMILY		0100		SINGLE FAMILY		0100		SINGLE FAMILY																																																											
MAP NUM		04		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		175,263		FGR		685		55		2023		377		49,568		FOP		50		30		2023		15		1,972		FOP		180		30		2023		54		7,100		FUS		1,861		100		2023		1,861		244,684		STR		80		10		2023		8		1,052																	
TOTALS		4,189						3,648		479,639		92519 SHIPTON LN, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2025		MLU																																																																							
EXTRA FEATURES										92519 SHIPTON LN, FERNANDINA BEACH										BLD DATE										XF DATE										INC DATE										LGL DATE										LAND DATE										AG DATE										05/06/2025										MLU									
L N		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		1,215.00		SF		10.00		10.00		100		2023		2023		100		12,150																																																																									
								</																																																																																											