LOT 39
BARNWELL MANOR PHASE 3
OR 2445/770

WALLACE JAMES M & KETRYN
92617 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0039-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

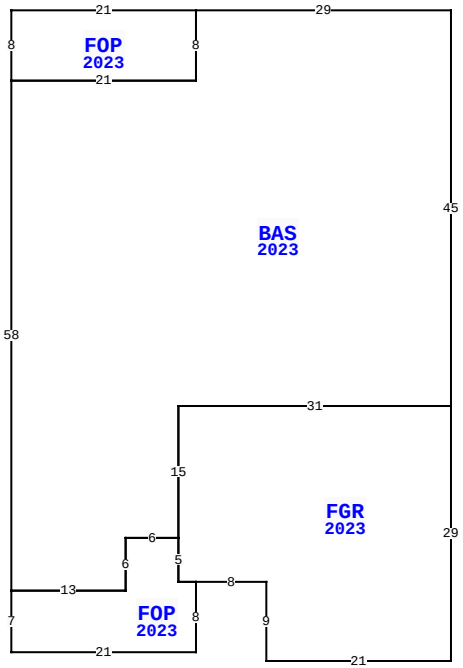
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2023	2,445	333,743
FGR	809	55	2023	445	60,743
FOP	168	30	2023	50	6,825
FOP	185	30	2023	56	7,644
TOTALS	3,607			2,996	408,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,996	103.4094	136.50	408,954	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2445 HX Base Yr 2024



92617 SHIPTON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		408,954
TOTAL MARKET OB/XF VALUE		12,150
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		546,104
SOH/AGL Deduction		234,358
ASSESSED VALUE		311,746
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		261,024
TOTAL JUST VALUE		546,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230010920	CO		08/24/2023
22017264	NEW CONSTR	459,880	11/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/1879	9/01/2023	SW	Q	I	01	569,300

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: WALLACE JAMES M & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W29 S8 W21 S58 E13 N6 E6 N15 E31 N45 $
FOP=[YR=2023;ORIG=30,10] E21 S8 W21 N8 $
FGR=[YR=2023;ORIG=49,55] E31 S29 W21 N9 W8 W2 N5 N15 $
FOP=[YR=2023;ORIG=43,70] E6 S5 E2 S8 W21 N7 E13 N6 $
.

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	1,215.00	SF	10.00	10.00	100	2023	2023		100	12,150	

LAND DESCRIPTION

TOTAL OB/XF 12,150

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 06/05/2023 BY MLU Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS