LOT 40
BARNWELL MANOR PHASE 3
OR 2445/770

STARKS JOAN
92633 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0040-0000

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	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	02	Quality Level 02

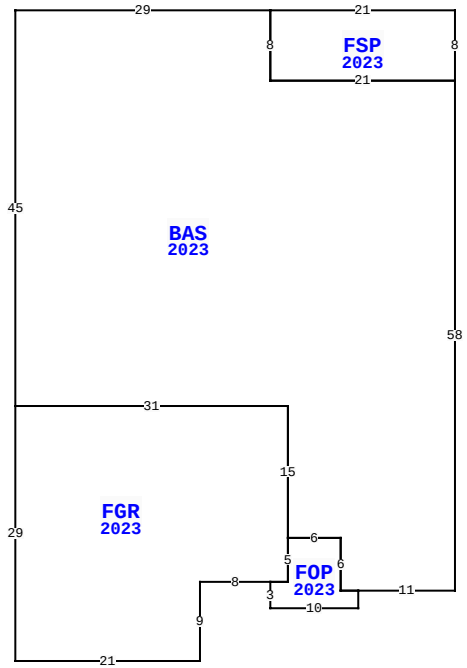
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2023	2,445	332,887
FGR	809	55	2023	445	60,587
FOP	58	30	2023	17	2,315
FSP	168	40	2023	67	9,122
TOTALS	3,480			2,974	404,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,974	103.1415	136.15	404,910	2023	2023	0	0	0	0.00	100.00

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



92633 SHIPTON LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		404,910
TOTAL MARKET OB/XF VALUE		13,050
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		542,960
SOH/AGL Deduction		57,799
ASSESSED VALUE		485,161
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		429,439
TOTAL JUST VALUE		542,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2301283	NEW CONSTR	466,361	01/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/1116	8/01/2023	SW	Q	I	01	533,800

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: STARKS JOAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,5] W21 N8 W29 S45 E31 S15 E6 S6 E2 E11 N58 $
FSP=[YR=2023;ORIG=49,-3] E21 S8 W21 N8 $
FGR=[YR=2023;ORIG=20,42] E31 S15 S5 W2 W8 S9 W21 N29 $
FOP=[YR=2023;ORIG=51,57] E6 S6 E2 S2 W10 N3 E2 N5 $
.

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	1,305.00	SF	10.00	10.00	100	2023	2023		100	13,050	

LAND DESCRIPTION

TOTAL OB/XF 13,050

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 07/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS