

LOT 41
BARNWELL MANOR PHASE 3
OR 2445/770

FROST MARY R
92649 SHIPTON LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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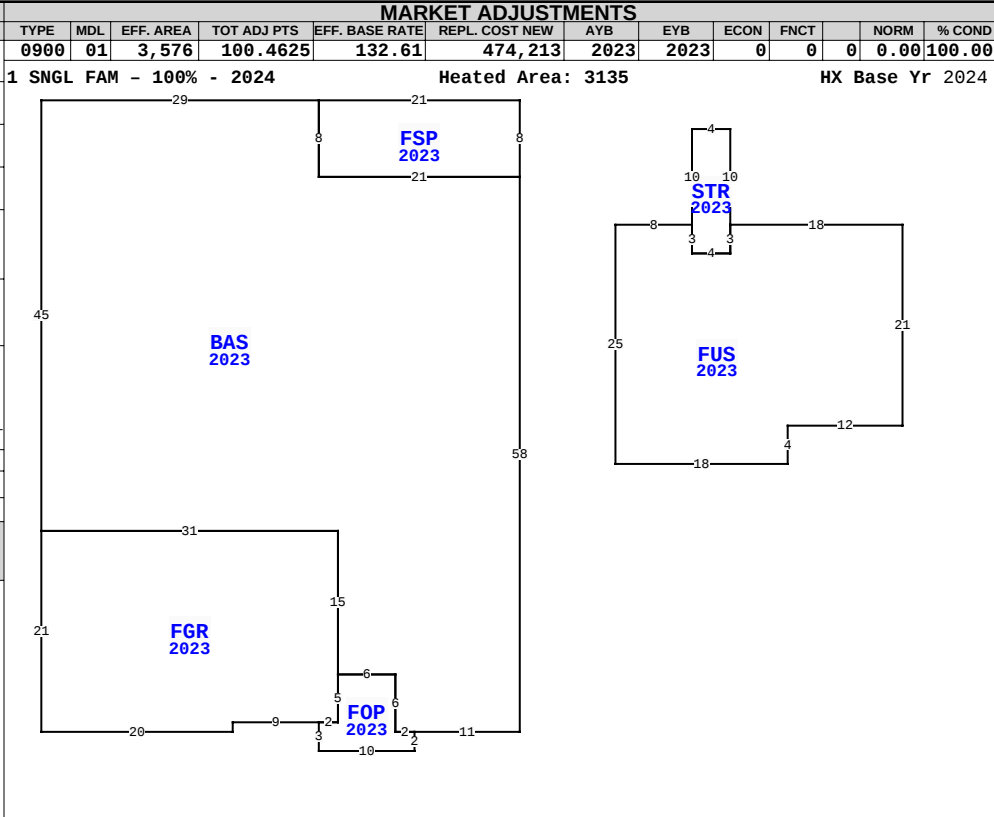
NEIGHBORHOOD/LOC	4088.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2023	2,445	324,231
FGR	640	55	2023	352	46,679
FOP	58	30	2023	17	2,254
FSP	168	40	2023	67	8,885
FUS	690	100	2023	690	91,501
STR	52	10	2023	5	663

TOTALS	4,053			3,576	474,213
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,226.00	SF	10.00	10.00	100	2023

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-1	90.00	130.00	1.00	LT	1.00



92649 SHIPTON LN, FERNANDINA BEACH	BLD DATE		LGL DATE	05/06/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	1,226.00	SF	10.00	10.00	100	2023	2023		100	12,260	

TOTAL OB/XF												12,260				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		RSF-1	90.00	130.00	1.00	LT	1.00	1.00	1.00	1.00	125,000.00	125,000.00

NASSAU COUNTY PROPERTY												PAGE 1 of 1		4
VALUATION SUMMARY												STANDARD		
VALUATION BY												Tax Group: 4		
BUILDING MARKET VALUE												Tax Dist:		
TOTAL MARKET OB/XF VALUE												474,213		
TOTAL LAND VALUE - MARKET												125,000		
TOTAL MARKET VALUE												611,473		
SOH/AGL Deduction												59,585		
ASSESSED VALUE												551,888		
TOTAL EXEMPTION VALUE												HX HB		
BASE TAXABLE VALUE												501,166		
TOTAL JUST VALUE												611,473		
NCON VALUE												0		
INCOME VALUE														
PREVIOUS YEAR MKT VALUE												536,334		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003158	NEW CONSTR	510,071	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/1342	6/28/2023	SW	Q	I	02	619,200

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: FROST MARY R

BUILDING NOTES											
BAS=[YR=2023;ORIG=80,5] W21 N8 W29 S45 E31 S15 E6 S6 E2 E11 N58 \$											
FSP=[YR=2023;ORIG=59,-3] E21 S8 W21 N8 \$											
FGR=[YR=2023;ORIG=30,42] E31 S15 S5 W2 W9 S1 W20 N21 \$											
FOP=[YR=2023;ORIG=67,57] W6 S5 W2 S3 E10 N2 W2 N6 \$											
FUS=[YR=2023;ORIG=90,10] E8 S3 E4 N3 E18 S21 W12 S4 W18 N25 \$											
STR=[YR=2023;ORIG=98,0] E4 S10 S3 W4 N3 N10 \$											