LOT 42
BARNWELL MANOR PHASE 3
OR 2445/770

LENDRY CAROLE L & STEVEN DOUGLAS
92665 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0042-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
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
Units		0 100
Quality	02	Quality Level 02

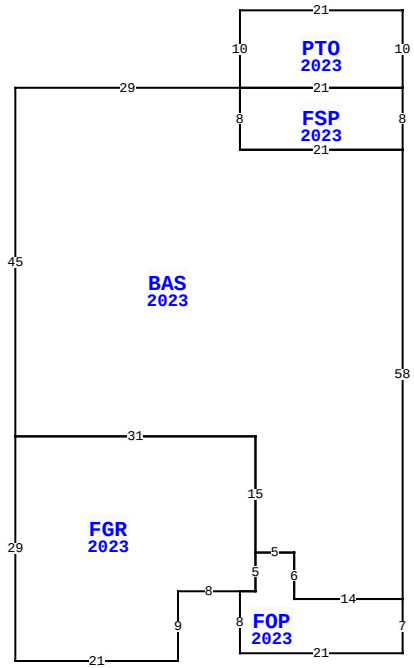
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,451	100	2023	2,451	331,130
FGR	809	55	2023	445	60,120
FOP	179	30	2023	54	7,295
FSP	168	40	2023	67	9,052
PTO	210	5	2023	10	1,351
TOTALS	3,817			3,027	408,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,027	102.3454	135.10	408,948	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2451 HX Base Yr 2025



92665 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		408,948
TOTAL MARKET OB/XF VALUE		30,767
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		564,715
SOH/AGL Deduction		107,183
ASSESSED VALUE		457,532
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		406,810
TOTAL JUST VALUE		564,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004204	ADDITION	13,163	03/26/2023
23002139	CO ISSUED	0	02/17/2023
22003155	NEW CONSTR	420,782	02/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0062	2/16/2023	SW	Q	I	02	603,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: LENDRY CAROLE LONG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W21 N8 W29 S45 E31 S15 E5 S6 E14 N58 $
FGR=[YR=2023;ORIG=40,47] E31 S15 S5 W2 W8 S9 W21 N29 $
PTO=[YR=2023;ORIG=69,-8] E21 S10 W21 N10 $
FOP=[YR=2023;ORIG=71,62] E5 S6 E14 S7 W21 N8 E2 N5 $
FSP=[YR=2023;ORIG=69,2] E21 S8 W21 N8 $
.

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	1,560.00	SF	10.00	10.00	100	2023	2023		100	15,600	
2	0855	CONC PAVER	0	100	50	3	150.00	SF	10.00	10.00	100	2023	2023		100	1,500	
3	0462	ST/AL FNC	0	100	0	0	888.00	SF	10.00	10.00	100	2023	2023		98	8,702	
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2023	2023		99	891	
5	0912	SCRN RM G	0	100	21	10	210.00	SF	20.00	20.00	100	2023	2023		97	4,074	

LAND DESCRIPTION

TOTAL OB/XF 30,767

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