LOT 43
BARNWELL MANOR PHASE 3
OR 2445/770

HEWITT FAMILY TRUST/HEWITT JOHN BRUCE TRUSTEE
92681 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

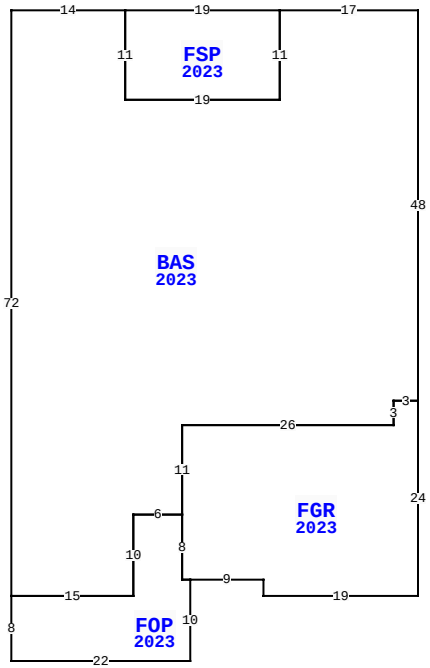
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	2,713	100	2023	2,713	370,894
FGR	598	55	2023	329	44,978
FOP	238	30	2023	71	9,706
FSP	209	40	2023	84	11,484
TOTALS	3,758			3,197	437,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,197	103.5690	136.71	437,062	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2713 HX Base Yr 2024



92681 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		437,062
TOTAL MARKET OB/XF VALUE		14,080
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		576,142
SOH/AGL Deduction		373,004
ASSESSED VALUE		203,138
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,416
TOTAL JUST VALUE		576,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017060	NEW CONSTR	506,516	11/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/1076	6/07/2023	SW	Q	I	02	621,300

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: HEWITT FAMILY TRUST

BUILDING NOTES

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	1,408.00	SF	10.00	10.00	100	2023	2023		100	14,080	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,0] W17 S11 W19 N11 W14 S72 E15 N10 E6 N11 E26 N3 E3 N48 $
FSP=[YR=2023;ORIG=53,0] W19 S11 E19 N11 $
FGR=[YR=2023;ORIG=41,51] E26 N3 E3 S24 W19 N2 W9 W1 N8 N11 $
FOP=[YR=2023;ORIG=35,62] E6 S8 E1 S10 W22 N8 E15 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,080

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