LOT 45
BARNWELL MANOR PHASE 3
OR 2445/770

MULLINGS GRACE A/GRANT JOSEPH H JR
92713 SHIPTON LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0045-0000

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 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
Quality	02	Quality Level 02

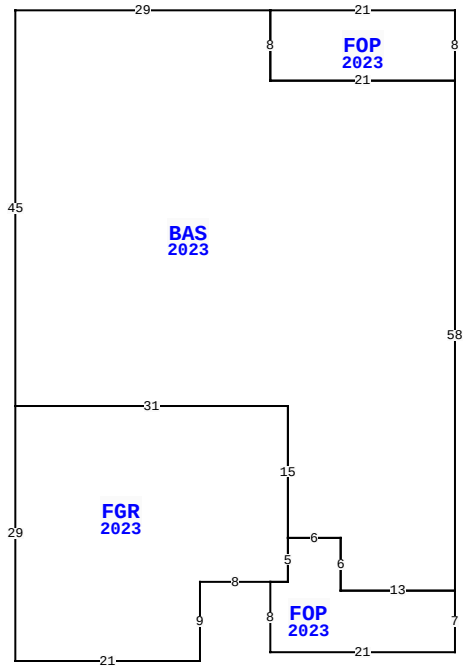
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2023	2,445	343,254
FGR	809	55	2023	445	62,474
FOP	168	30	2023	50	7,020
FOP	185	30	2023	56	7,862
TOTALS	3,607			2,996	420,608

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	106.3563	140.39	420,608	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2445 HX Base Yr 2025



92713 SHIPTON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		420,608
TOTAL MARKET OB/XF VALUE		13,530
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		559,138
SOH/AGL Deduction		0
ASSESSED VALUE		559,138
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		508,416
TOTAL JUST VALUE		559,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000245	POOL ENCLOURE WIT	16,500	01/08/2025
SP240011852	INGROUND POOL	90,000	10/22/2024
CO230010570	CO		08/17/2023
22017003	NEW CONSTR	459,880	11/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/591	3/27/2024	WD	Q	I	01	615,000
GRANTOR: DUGGAN KEVIN J 2008 R						
GRANTEE: MULLINGS GRACE A						
2661/841	8/15/2023	SW	Q	I	01	560,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: DUGGAN KEVIN J 2008						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W21 N8 W29 S45 E31 S15 E6 S6 E13 N58 $
FOP=[YR=2023;ORIG=49,2] E21 S8 W21 N8 $
FGR=[YR=2023;ORIG=20,47] E31 S15 S5 W2 W8 S9 W21 N29 $
FOP=[YR=2023;ORIG=51,62] E6 S6 E13 S7 W21 N8 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	1,353.00	SF	10.00	10.00	100	2023	2023		100	13,530	

LAND DESCRIPTION

TOTAL OB/XF 13,530

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