LOT 46
BARNWELL MANOR PHASE 3
OR 2445/770

BACH ULF-EIEL F & CAROLINE J
92729 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

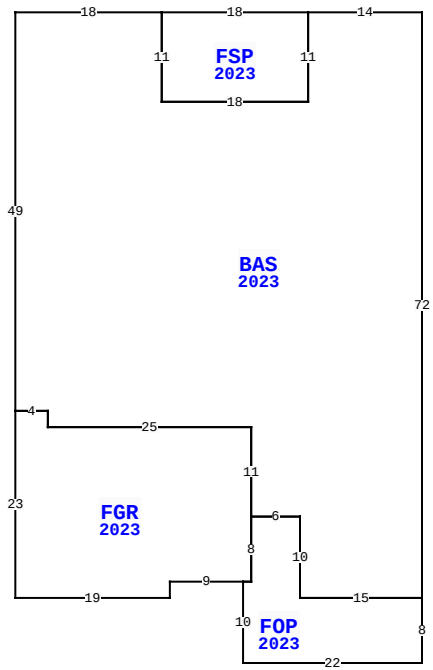
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,725	100	2023	2,725	370,328
FGR	597	55	2023	328	44,575
FOP	238	30	2023	71	9,649
FSP	198	40	2023	79	10,736
TOTALS	3,758			3,203	435,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,203	102.9572	135.90	435,288	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2725 HX Base Yr 2024



92729 SHIPTON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		435,288
TOTAL MARKET OB/XF VALUE		13,950
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		574,238
SOH/AGL Deduction		58,528
ASSESSED VALUE		515,710
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		464,988
TOTAL JUST VALUE		574,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011582	NEW CONSTR	441,614	07/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/0402	3/29/2023	SW	Q	I	01	659,200

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: BACH ULF-EIEL FLEMM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W14 S11 W18 N11 W18 S49 E4 S2 E25 S11 E6 S10 E15 N72 $
FSP=[YR=2023;ORIG=48,0] E18 S11 W18 N11 $
FGR=[YR=2023;ORIG=30,49] E4 S2 E25 S11 S8 W1 W9 S2 W19 N23 $
FOP=[YR=2023;ORIG=59,70] N8 E6 S10 E15 S8 W22 N10 E1 $
.

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	1,395.00	SF	10.00	10.00	100	2023	2023		100	13,950	

LAND DESCRIPTION

TOTAL OB/XF 13,950

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