LOT 47
BARNWELL MANOR PHASE 3
OR 2445/770

COURNOYER RICHARD E & DAWN CATHERINE
92745 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0047-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02

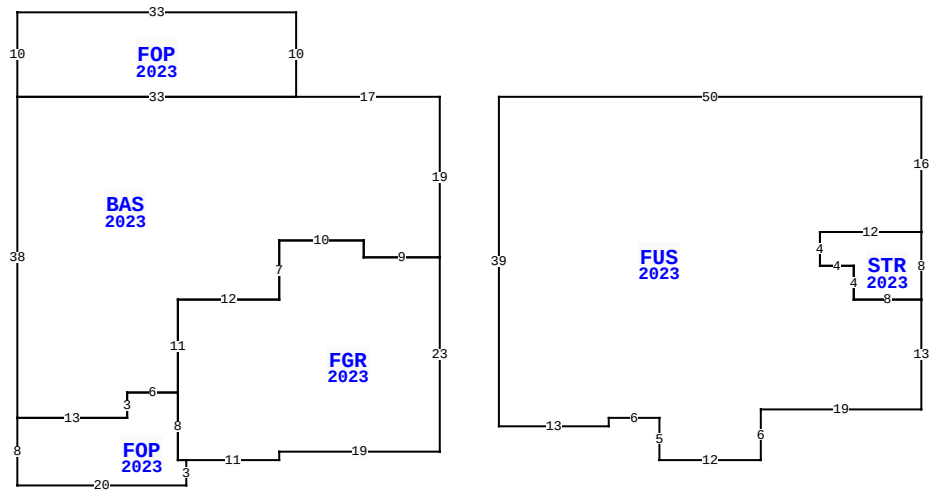
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100	2023	1,333	173,757
FGR	685	55	2023	377	49,142
FOP	173	30	2023	52	6,778
FOP	330	30	2023	99	12,905
FUS	1,874	100	2023	1,874	244,276
STR	80	10	2023	8	1,043
TOTALS	4,475			3,743	487,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,743	98.7525	130.35	487,900	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 3207 HX Base Yr 2024



92745 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		487,900
TOTAL MARKET OB/XF VALUE		44,276
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		657,176
SOH/AGL Deduction		125,313
ASSESSED VALUE		531,863
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		481,141
TOTAL JUST VALUE		657,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007706	300 SF SRENCL	9,972	06/15/2023
22001671	NEW CONSTR	530,373	01/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/1802	3/03/2023	SW	Q	I	02	663,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: COURNOYER RICHARD E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,2] W17 W33 S38 E13 N3 E6 N11 E12 N7 E10 S2 E9 N19 $
FOP=[YR=2023;ORIG=10,2] N10 E33 S10 W33 $
FGR=[YR=2023;ORIG=29,45] E1 E11 N1 E19 N23 W9 N2 W10 S7 W12 S11 S8 $
FOP=[YR=2023;ORIG=10,48] E20 N3 W1 N8 W6 S3 W13 S8 $
FUS=[YR=2023;ORIG=67,2] E50 S16 W12 S4 E4 S4 E8 S13 W19 S6 W12 N5 W6 S1 W13 N39 $
STR=[YR=2023;ORIG=105,18] E12 S8 W8 N4 W4 N4 $
.

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	1,292.00	SF	10.00	10.00	100	2023	2023		100	12,920	
2	0462	ST/AL FNC	0	100	0	0	936.00	SF	10.00	10.00	100	2023	2023		98	9,173	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2023	2023		99	891	
4	0912	SCRN RM G	1	100	32	12	384.00	SF	20.00	20.00	100	2024	2023		97	7,450	
5	0855	CONC PAVER	1	100	32	12	384.00	SF	10.00	10.00	100	2024	2023		100	3,840	
6	0462	ST/AL FNC	1	100	0	0	960.00	SF	10.00	10.00	100	2024	2023		98	9,408	
7	0463	FENCE GATE	1	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

LAND DESCRIPTION

TOTAL OB/XF 44,276

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