

LOT 49
BARNWELL MANOR PHASE 3
OR 2445/770

BAUER JENNIFER HAMILTON/CARPER LINDA ANDREA & RICH
92777 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0049-0000



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	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
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	2,445	100	2023	2,445	314,720
FGR	640	55	2023	352	45,309
FOP	185	30	2023	56	7,208
FSP	168	40	2023	67	8,624
TOTALS	3,438			2,920	375,862

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,637.00	SF	10.00
2	0855	CONC PAVER	0	100	3	3	9.00	SF	10.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,920	97.5156	128.72	375,862	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2025 Heated Area: 2445 HX Base Yr 2025											
92777 SHIPTON LN, FERNANDINA BEACH											

TOTAL OB/XF									
16,460									

LAND DESCRIPTION	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		375,862	
TOTAL MARKET OB/XF VALUE		16,460	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		517,322	
SOH/AGL Deduction		0	
ASSESSED VALUE		517,322	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		466,600	
TOTAL JUST VALUE		517,322	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		447,379	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001585	NEW CONSTR	411,082	01/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2741/1538	9/17/2024	QC	U	I	11	119,400
GRANTOR: CARPER LINDA A & RICH						
GRANTEE: CARPER LINDA ANDREA						
2625/1827	3/15/2023	SW	Q	I	01	561,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: CARPER LINDA ANDREA						

BUILDING NOTES									
BAS=[YR=2023;ORIG=100,0] W29 S8 W21 S58 E13 N6 E6 N15 E31 N45 \$									
FSP=[YR=2023;ORIG=50,0] E21 S8 W21 N8 \$									
FGR=[YR=2023;ORIG=69,45] E31 S21 W20 N1 W9 W2 N5 N15 \$									
FOP=[YR=2023;ORIG=50,73] E21 N8 W2 N5 W6 S6 W13 S7 \$									