LOT 52
BARNWELL MANOR PHASE 3
OR 2445/770

DUGGAN KEVIN J 2008 REVOCABLE TRUST/DUGGAN KEVIN J
92825 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0052-0000

BUILDING CHARACTERISTICS

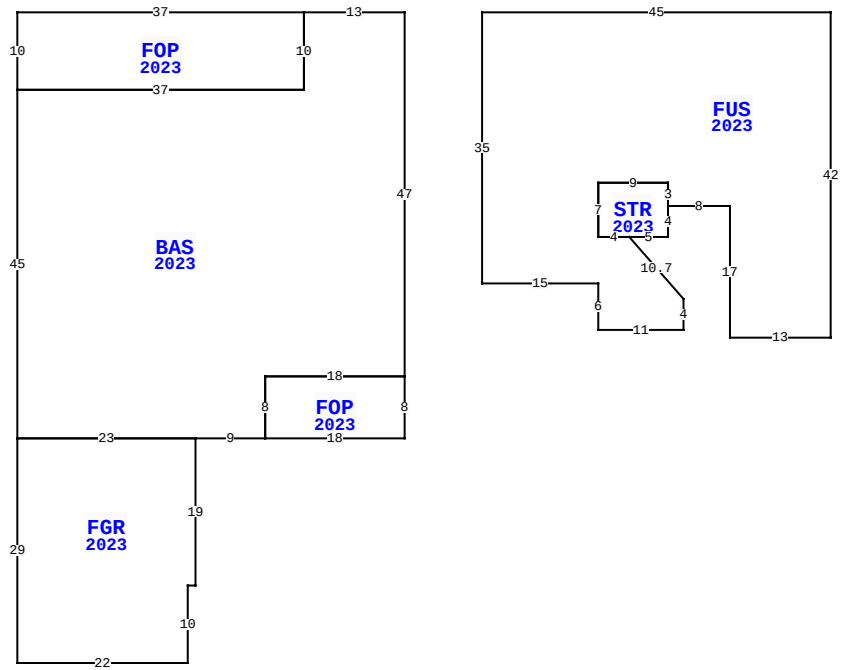
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	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	2,236	100	2023	2,236	271,920
FGR	657	55	2023	361	43,901
FOP	144	30	2023	43	5,229
FOP	370	30	2023	111	13,499
FUS	1,573	100	2023	1,573	191,293
STR	63	10	2023	6	730
TOTALS	5,043			4,330	526,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,330	92.1272	121.61	526,571	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 3809 HX Base Yr



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

92825 SHIPTON LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	526,571
TOTAL MARKET OB/XF VALUE	14,990
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	666,561
SOH/AGL Deduction	19,065
ASSESSED VALUE	647,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	647,496
TOTAL JUST VALUE	666,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	588,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011585	NEW CONSTR	615,814	07/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/93	5/19/2023	SW	Q	I	01	799,600

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: DUGGAN KEVIN J 2008

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,5] W13 S10 W37 S45 E23 E9 N8 E18 N47 $
FUS=[YR=2023;ORIG=70,5] E45 S42 W13 N17 W8 N3 W9 S7 E4 D8R7 S4 W11 N6 W15 N35 $
FGR=[YR=2023;ORIG=10,60] E23 S19 W1 S10 W22 N29 $
FOP=[YR=2023;ORIG=10,5] E37 S10 W37 N10 $
FOP=[YR=2023;ORIG=42,52] E18 S8 W18 N8 $
STR=[YR=2023;ORIG=85,27] E9 S3 S4 W5 W4 N7 $
.

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	0	0	0	1,499.00	SF	10.00	10.00	100	2023	2023		100	14,990	

LAND DESCRIPTION

TOTAL OB/XF 14,990

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	0		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