LOT 54
BARNWELL MANOR PHASE 3
OR 2445/770

SCHROEDER AMANDA C & JONATHAN R
92857 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0054-0000

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

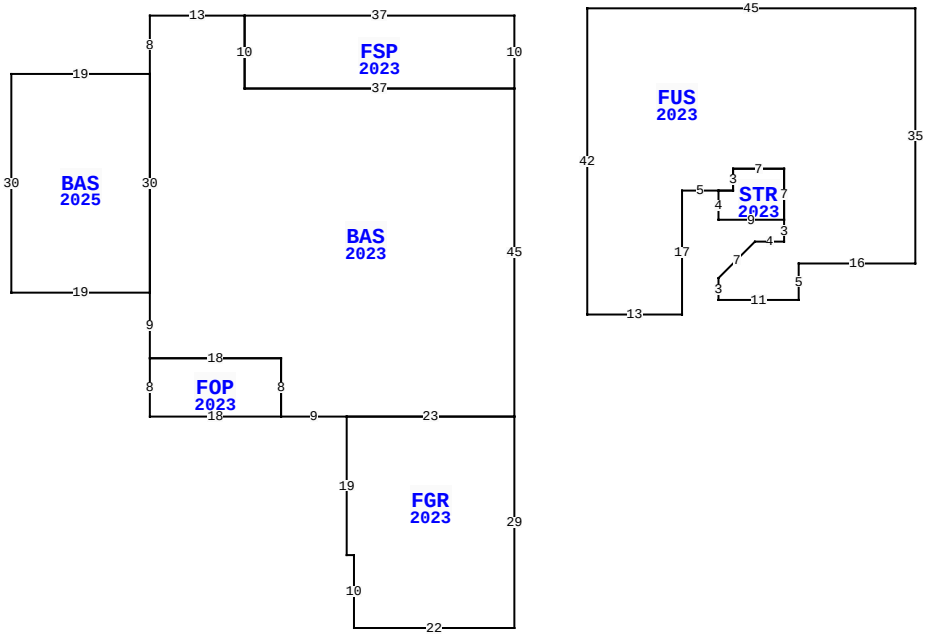
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,236	100	2023	2,236	263,334
BAS	570	100	2025	570	67,129
FGR	657	55	2023	361	42,515
FOP	144	30	2023	43	5,064
FSP	370	40	2023	148	17,430
FUS	1,575	100	2023	1,575	185,488
STR	57	10	2023	6	707
TOTALS	5,609			4,939	581,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,939	89.2164	117.77	581,666	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 4381 HX Base Yr 2024



92857 SHIPTON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		581,666
TOTAL MARKET OB/XF VALUE		107,475
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		814,141
SOH/AGL Deduction		60,867
ASSESSED VALUE		753,274
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		702,552
TOTAL JUST VALUE		814,141
NCON VALUE		146,789
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008512		95,757	07/22/2024
B240002663	SCREEN ENCLOSURE	25,000	03/07/2024
SP240002661	INSTALL IN GROUND	80,000	03/07/2024
22015062	NEW CONSTR	614,154	10/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/846	5/23/2023	SW	Q	I	01	772,100

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: SCHROEDER AMANDA C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,6] W37 N10 W13 S8 S30 S9 E18 S8 E9 E23 N45 $
FUS=[YR=2023;ORIG=70,-5] E45 S35 W16 S5 W11 N3 U5R5 E4 N3 N7 W7 S3 W2 W5 S17 W13 N42 $
FGR=[YR=2023;ORIG=37,51] E23 S29 W22 N10 W1 N19 $
FSP=[YR=2023;ORIG=23,-4] E37 S10 W37 N10 $
FOP=[YR=2023;ORIG=10,43] E18 S8 W18 N8 $
STR=[YR=2023;ORIG=97,17] W7 S3 W2 S4 E9 N7 $
BAS=[YR=2025;ORIG=10,4] W19 S30 E19 N30 $
.

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	1,552.00	SF	10.00	10.00	100	2023	2023		100	15,520	
2	0855	CONC PAVER	0	100	0	0	741.00	SF	10.00	10.00	100	2025	2024		100	7,410	
3	0912	SCRN RM G	0	100	0	0	1,386.00	SF	20.00	20.00	100	2025	2024		100	27,720	
4	0861	POOL GUNIT	0	100	0	0	645.00	SF	85.00	85.00	100	2025	2024		100	54,825	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 107,475

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 07/23/2024 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS