

LOT 56
BARNWELL MANOR PHASE 3
OR 2445/770

CLAYTON SEAN ABDUL & KELLI MARIE
92840 SHIPTON LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0056-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 100	0900	01	4,140	99.5676	131.43	544,120	2023	2023	0	0	0.00	100.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2024													Heated Area: 3475													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2024													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3.5	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 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	293,877																								
FGR	240	55	2023	132	17,349																								
FGR	441	55	2023	243	31,937																								
FOP	85	30	2023	26	3,417																								
FSP	348	40	2023	139	18,269																								
FST	24	55	2023	13	1,709																								
FUS	1,239	100	2023	1,239	162,842																								
STR	0	10	2023	0	0																								
UOP	558	20	2023	112	14,720																								
TOTALS			5,171	4,140	544,120																								
EXTRA FEATURES						92840 SHIPTON LN, FERNANDINA BEACH																							
L N	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			1,382.00	SF	10.00	100	2023	2023	100	13,820													
3	1076	TRELLIS A	0	100	0	0			144.00	SF	7.50	100	2023	2023	98	1,058													
4	0861	POOL GUNIT	0	100	0	0			76.00	SF	85.00	100	2025	2024	100	6,460													
5	0855	CONC PAVER	0	100	0	0			400.00	SF	10.00	100	2025	2024	100	4,000													
TOTAL OB/XF																		25,338											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000134	C	RES POND	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 12/13/2024 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																													