

TRACT 2
WETLANDS & VEG NATURAL BUFFER
BARNWELL MANOR PHASE 3

KINGSLEY CREEK HOMEOWNERS ASSOCIATION INC
PO BOX 98404
PHOENIX, AZ 85038

2025

39-2N-28-0141-00T2-0000


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	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 2646/1134 6/05/2023 QC U V 11 100 GRANTOR: AVH NORTH FLORIDA LLC GRANTEE: KINGSLEY CREEK HOME											
TOTALS DOR CODE 0005 COMMON S/D LANDS MAP NUM MKT AREA 04 NEIGHBORHOOD/LOC 4088.00										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE										BUILDING NOTES											
EXTRA FEATURES SHIPTON LN, FERNANDINA BEACH										BUILDING DIMENSIONS																					
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000005	C	COMMON S/D L	0		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100														