LOT 174
BARNWELL MANOR PHASE 1
PBK 8/293

SHIMPENO DAVID KIPP & TINA BYERS
93417 RAINTREE COURT
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0174-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

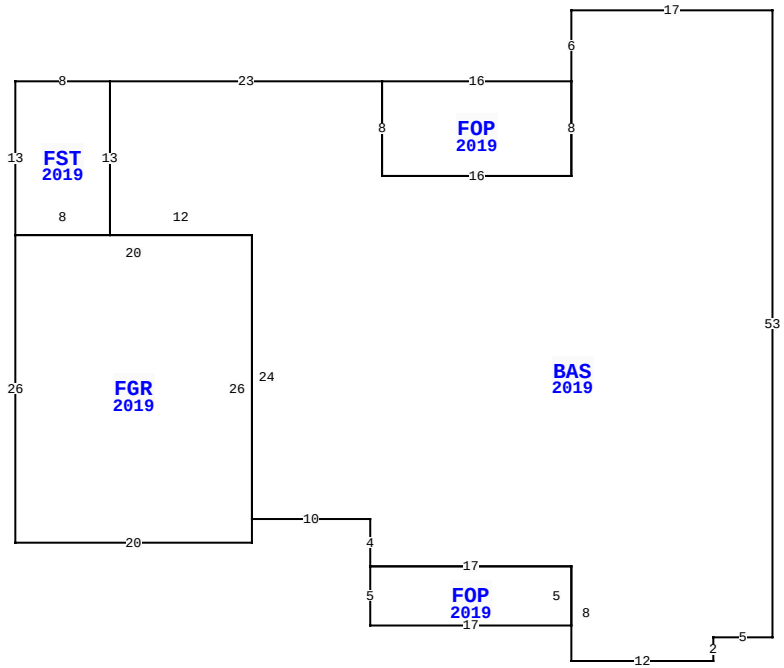
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,020	100	2019	2,020	272,472
FGR	520	55	2019	286	38,578
FOP	85	30	2019	26	3,507
FOP	128	30	2019	38	5,125
FST	104	55	2019	57	7,688
TOTALS	2,857			2,427	327,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,427	104.2720	137.64	334,052	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2024 Heated Area: 2020 HX Base Yr 2024



93417 RAINTREE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		327,371
TOTAL MARKET OB/XF VALUE		17,389
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		469,760
SOH/AGL Deduction		53,690
ASSESSED VALUE		416,070
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		365,348
TOTAL JUST VALUE		469,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012805	CO ISSUED	0	12/18/2019
19004132	NEW CONSTR	282,477	04/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/1908	6/09/2025	WD	Q	I	01	600,000
GRANTOR: SOMPLASKY ANDREW J &						
GRANTEE: SHIMPENO DAVID KIPP						
2558/1547	4/26/2022	WD	Q	I	01	555,000
GRANTOR: CHAPMAN PETRA ROCK &						
GRANTEE: SOMPLASKY ANDREW JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 S6 FOP=[YR=2019] W16 S8 E16 N8$ S8 W16 N8 W23 FST=[YR=2019] W8 S13 FGR=[YR=2019] S26 E20 N26 W20$ E8 N13$ S13 E12 S24 E10 S4 FOP=[YR=2019] S5 E17 N5 W17$ E17 S8 E12 N2 E5 N53$.

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	120.00	SF	10.00	10.00	100	2019	2019	3	97	1,164	
2	0855	CONC PAVER	0	100	0	0	818.00	SF	10.00	10.00	100	2019	2019	3	97	7,935	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	
4	0462	ST/AL FNC	0	100	222	0	888.00	SF	10.00	10.00	100	2019	2019	3	87	7,726	

LAND DESCRIPTION

TOTAL OB/XF 17,389

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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/16/2020 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS