LOT 20
BARNWELL MANOR PHASE 3
OR 2445/770

EDWARDS REVOCABLE LIVING TRUST/EDWARDS WALTER F TR
96537 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0020-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	02	Quality Level 02

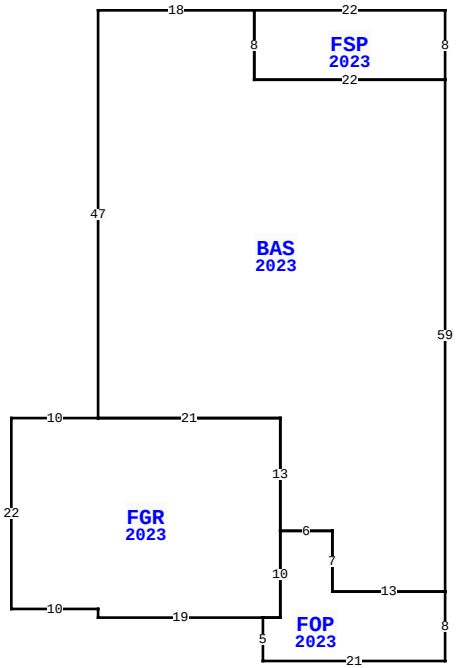
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100	2023	2,042	289,754
FGR	703	55	2023	387	54,914
FOP	204	30	2023	61	8,656
FSP	176	40	2023	70	9,933
TOTALS	3,125			2,560	363,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,560	102.6000	142.61	365,082	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 0% - 2024 Heated Area: 2042 HX Base Yr



92728 SHIPTON LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	363,257
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	488,257
SOH/AGL Deduction	0
ASSESSED VALUE	488,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	488,257
TOTAL JUST VALUE	488,257
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	483,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013481	NEW CONSTR	337,294	09/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2878/312	6/25/2026	SW	U	I	11	100
GRANTOR: EDWARDS WALTER F & PA						
GRANTEE: EDWARDS REVOCABLE L						
2650/1657	6/27/2023	SW	Q	I	01	489,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: EDWARDS WALTER F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W18 S47 E21 S13 E6 S7 E13 N59 W22 N8 $
FSP=[YR=2023;ORIG=80,0] E22 S8 W22 N8 $
FGR=[YR=2023;ORIG=52,47] E10 E21 S13 S10 W2 W19 N1 W10 N22 $
FOP=[YR=2023;ORIG=83,60] E6 S7 E13 S8 W21 N5 E2 N10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	120.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 07/13/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS