LOT 21
BARNWELL MANOR PHASE 3
OR 2445/770

BRIDWELL JUSTIN HAYS
92712 SHIPTON LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

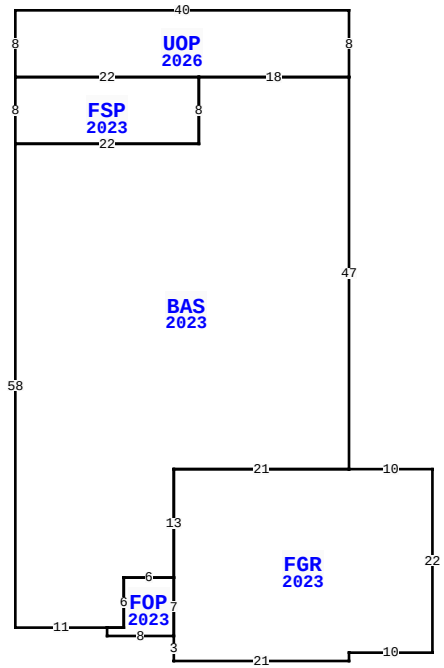
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,029	100	2023	2,029	295,601
FGR	703	55	2023	387	56,382
FOP	44	30	2023	13	1,893
FSP	176	40	2023	70	10,198
UOP	320	20	2026	64	9,324
TOTALS	3,272			2,563	373,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,563	105.3360	146.42	375,274	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2026 Heated Area: 2029 HX Base Yr



92712 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		373,398
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		501,278
SOH/AGL Deduction		0
ASSESSED VALUE		501,278
TOTAL EXEMPTION VALUE	13	501,278
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		501,278
NCON VALUE		12,204
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013719	ADDING NEW SCREEN	10,000	12/11/2024
22017265	NEW CONSTR	393,879	11/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2867/1293	5/12/2026	WD	Q	I	01	540,000
GRANTOR: SHAFER JESSICA LEE						
GRANTEE: BRIDWELL JUSTIN HAY						
2651/1422	6/30/2023	SW	Q	I	01	499,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: SHAFER JESSICA LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W18 S8 W22 S58 E11 E2 N6 E6 N13 E21 N47 $
FGR=[YR=2023;ORIG=59,47] E21 E10 S22 W10 S1 W21 N3 N7 N13 $
FSP=[YR=2023;ORIG=40,0] E22 S8 W22 N8 $
FOP=[YR=2023;ORIG=53,60] E6 S7 W8 N1 E2 N6 $
UOP=[YR=2026;ORIG=40,0] E22 E18 N8 W40 S8 $
.

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
2	0911	SCRN RM A	0	100	20	8	160.00	SF	18.00	18.00	100	2026	2025		100	2,880	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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

REVIEW DATE 07/07/2025 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS