LOT 23
BARNWELL MANOR PHASE 3
OR 2445/770

MILTIER NATHAN K & TAMMY L
92680 SHIPTON LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0023-0000

BUILDING CHARACTERISTICS

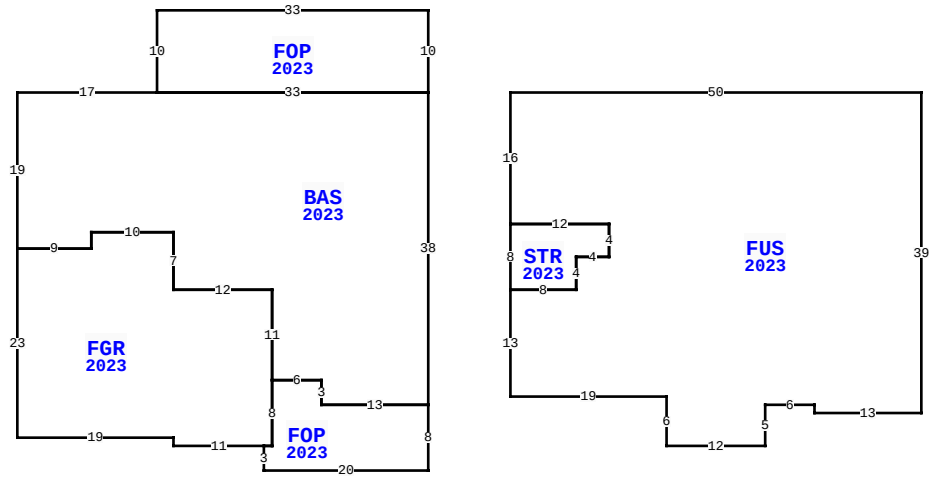
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,333	100	2023	1,333	178,909
FGR	685	55	2023	377	50,600
FOP	173	30	2023	52	6,979
FOP	330	30	2023	99	13,287
FUS	1,874	100	2023	1,874	251,520
STR	80	10	2023	8	1,074
TOTALS	4,475			3,743	502,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,743	97.0425	134.89	504,893	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2025 Heated Area: 3207 HX Base Yr 2025



92680 SHIPTON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		502,369
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		677,369
SOH/AGL Deduction		111,539
ASSESSED VALUE		565,830
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		509,419
TOTAL JUST VALUE		677,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		655,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007792	POOL		06/16/2023
22004615	NEW CONSTR	530,313	03/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/818	5/09/2023	SW	U	I	11	100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MILTIER NATHAN K &						
2630/1501	4/07/2023	SW	Q	I	01	624,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MILTIER NATHAN K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,10] W33 W17 S19 E9 N2 E10 S7 E12 S11 E6 S3 E13 N38 $
FGR=[YR=2023;ORIG=0,29] E9 N2 E10 S7 E12 S11 S8 W1 W11 N1 W19 N23 $
FOP=[YR=2023;ORIG=31,45] E6 S3 E13 S8 W20 N3 E1 N8 $
FOP=[YR=2023;ORIG=17,10] N10 E33 S10 W33 $
FUS=[YR=2023;ORIG=60,10] E50 S39 W13 N1 W6 S5 W12 N6 W19 N13 E8 N4 E4 N4 W12 N16 $
STR=[YR=2023;ORIG=60,26] E12 S4 W4 S4 W8 N8 $
.

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	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 06/05/2023 BY MLU Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS