LOT 24
BARNWELL MANOR PHASE 3
OR 2445/770

HARPER PAMELA DAWN L/E/
92664 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0024-0000

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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02

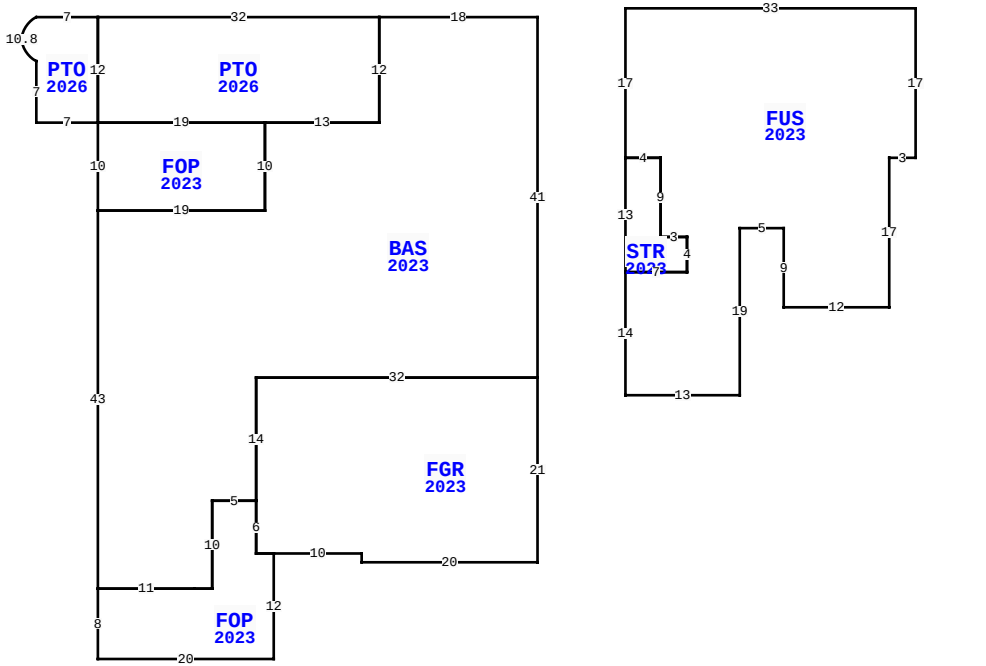
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	2023	1,858	259,411
FGR	660	55	2023	363	50,681
FOP	190	30	2023	57	7,958
FOP	218	30	2023	65	9,075
FUS	1,092	100	2023	1,092	152,463
PTO	101	5	2026	5	698
PTO	384	5	2026	19	2,653
STR	64	10	2023	6	838
TOTALS	4,567			3,465	483,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,465	100.9470	140.32	486,209	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2026 Heated Area: 2950 HX Base Yr 2026



92664 SHIPTON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		483,778
TOTAL MARKET OB/XF VALUE		11,912
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		620,690
SOH/AGL Deduction		0
ASSESSED VALUE		620,690
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		569,279
TOTAL JUST VALUE		620,690
NCON VALUE		15,263
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006337	SCREEN ENCL	34,500	06/12/2025
23001780	CO ISSUED	0	02/09/2023
22006958	NEW CONSTR	486,307	05/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2809/95	8/07/2025	WD	U	I	11	100
GRANTOR: HARPER WILLIAM E & PA						
GRANTEE: HARPER LOGAN A						
2779/716	4/07/2025	WD	Q	I	01	730,000
GRANTOR: GAGLIARDI THOMAS P &						
GRANTEE: HARPER WILLIAM E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,1] W18 S12 W13 S10 W19 S43 E11 E2 N10 E5 N14 E32 N41 $
FUS=[YR=2023;ORIG=70,0] E33 S17 W3 S17 W12 N9 W5 S19 W13 N14 E7 N4 W3 N9 W4 N17 $
FGR=[YR=2023;ORIG=60,42] W32 S14 S6 E2 E10 S1 E20 N21 $
FOP=[YR=2023;ORIG=23,56] E5 S6 E2 S12 W20 N8 E11 E2 N10 $
FOP=[YR=2023;ORIG=10,13] E19 S10 W19 N10 $
STR=[YR=2023;ORIG=70,17] E4 S9 E3 S4 W7 N13 $
PTO=[YR=2026;ORIG=42,1] W32 S12 E19 E13 N12 $
PTO=[YR=2026;ORIG=10,13] W7 N7 N5G226 E7 S12 $
.

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	12	32	384.00	SF	18.00	18.00	100	2026	2025		100	6,912	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 11,912

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 01/08/2026 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS