LOT 26
BARNWELL MANOR PHASE 3
OR 2445/770

RAINS MEGAN DANIELLE & TYLER PRESTON
92632 SHIPTON LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0026-0000

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	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	02	Quality Level 02

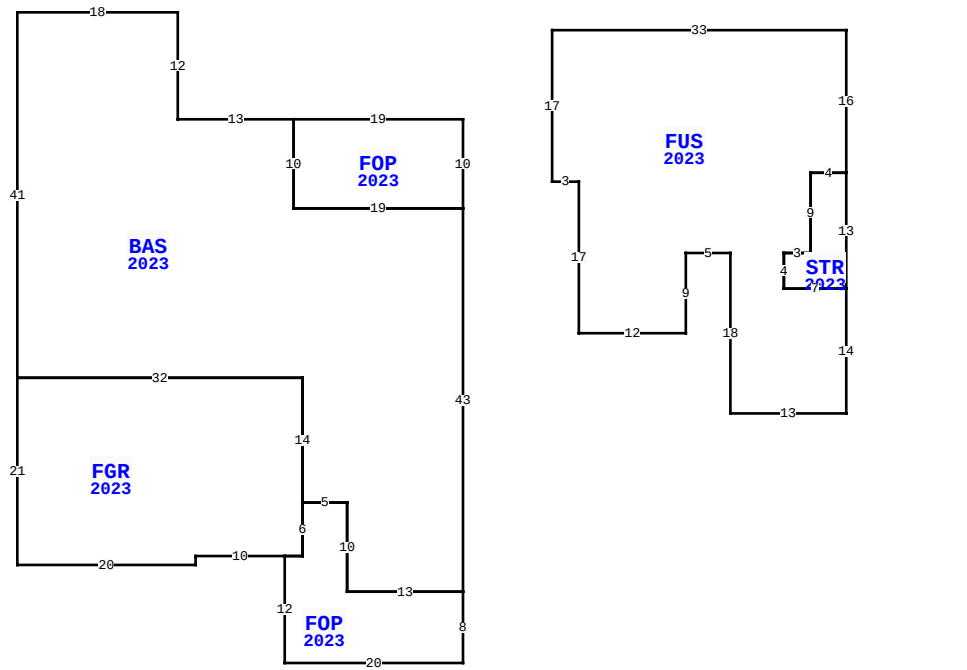
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	2023	1,858	261,648
FGR	660	55	2023	363	51,118
FOP	190	30	2023	57	8,027
FOP	218	30	2023	65	9,153
FUS	1,079	100	2023	1,079	151,947
STR	64	10	2023	6	845
TOTALS	4,069			3,428	482,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,428	101.8210	141.53	485,165	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2937 HX Base Yr 2024



92632 SHIPTON LN, 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		482,739
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		607,739
SOH/AGL Deduction		54,708
ASSESSED VALUE		553,031
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		501,620
TOTAL JUST VALUE		607,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230010681	CO		08/18/2023
22009282	NEW CONSTR	488,547	06/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2665/1562	9/07/2023	SW	Q	I	01	599,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: RAINS MEGAN DANIELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,20] W19 N10 W13 N12 W18 S41 E32 S14 E5 S10 E13 N43 $
FOP=[YR=2023;ORIG=51,10] E19 S10 W19 N10 $
FGR=[YR=2023;ORIG=20,39] E32 S14 S6 W2 W10 S1 W20 N21 $
FOP=[YR=2023;ORIG=52,53] E5 S10 E13 S8 W20 N12 E2 N6 $
FUS=[YR=2023;ORIG=80,0] E33 S16 W4 S9 W3 S4 E7 S14 W13 N18 W5 S9 W12 N17 W3 N17 $
STR=[YR=2023;ORIG=113,16] W4 S9 W3 S4 E7 N13 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/13/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS