LOT 27
BARNWELL MANOR PHASE 3
OR 2445/770

GRIESBAUM STACY
92616 SHIPTON LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0027-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	02	Quality Level 02

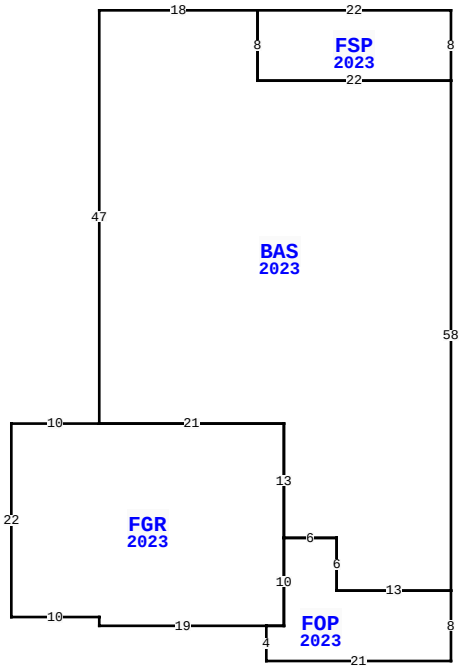
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,029	100	2023	2,029	290,473
FGR	703	55	2023	387	55,404
FOP	196	30	2023	59	8,447
FSP	176	40	2023	70	10,022
TOTALS	3,104			2,545	364,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,545	103.5120	143.88	366,175	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 0% - 2024 Heated Area: 2029 HX Base Yr



92616 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	364,344
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	489,344
SOH/AGL Deduction	0
ASSESSED VALUE	489,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	489,344
TOTAL JUST VALUE	489,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230010683	CO		08/18/2023
2301282	NEW CONSTR	399,097	01/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/351	9/12/2023	SW	Q	I	01	499,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: GRIESBAUM STACY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-10,0] W22 N8 W18 S47 E21 S13 E6 S6 E13 N58 $
FSP=[YR=2023;ORIG=-32,-8] E22 S8 W22 N8 $
FGR=[YR=2023;ORIG=-60,39] E10 E21 S13 S10 W2 W19 N1 W10 N22 $
FOP=[YR=2023;ORIG=-29,52] E6 S6 E13 S8 W21 N4 E2 N10 $
.

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	0		RSF-1	90.00	12.00	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