LOT 33
BARNWELL MANOR PHASE 3
OR 2445/770

RUZZO ANTHONY P & SUSAN L
92520 SHIPTON LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0033-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	02	Quality Level 02

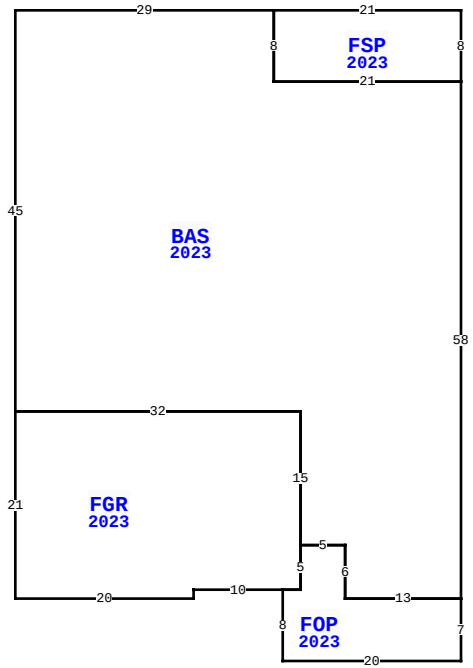
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2023	2,430	369,157
FGR	660	55	2023	363	55,146
FOP	172	30	2023	52	7,899
FSP	168	40	2023	67	10,179
TOTALS	3,430			2,912	442,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,912	109.8390	152.68	444,604	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2025 Heated Area: 2430 HX Base Yr 2025



92520 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		442,381
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		567,381
SOH/AGL Deduction		0
ASSESSED VALUE		567,381
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		515,970
TOTAL JUST VALUE		567,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230010801	CO		08/22/2023
2301294	NEW CONSTR	459,880	01/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/271	8/22/2023	SW	Q	I	01	603,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: RUZZO ANTHONY P & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W21 N8 W29 S45 E32 S15 E5 S6 E13 N58 $
FSP=[YR=2023;ORIG=80,2] W21 S8 E21 N8 $
FGR=[YR=2023;ORIG=30,47] E32 S15 S5 W2 W10 S1 W20 N21 $
FOP=[YR=2023;ORIG=62,62] E5 S6 E13 S7 W20 N8 E2 N5 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	130.00	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