LOT 34
BARNWELL MANOR PHASE 3
OR 2445/770

CALES STEPHEN PAUL & YONG SUK
92504 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0034-0000

BUILDING CHARACTERISTICS

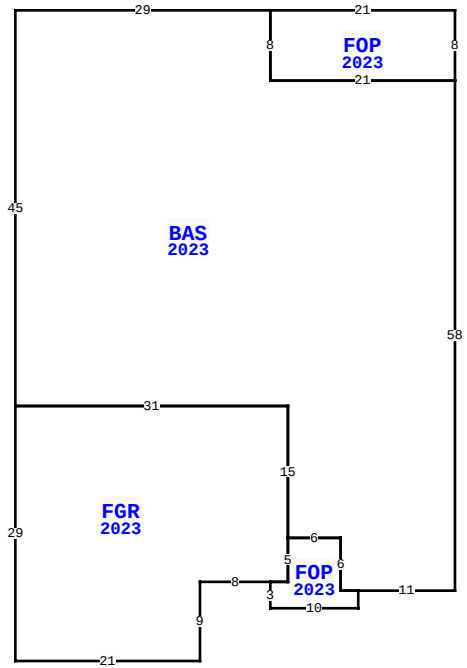
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,445	100	2023	2,445	335,188
FGR	809	55	2023	445	61,005
FOP	58	30	2023	17	2,330
FOP	168	30	2023	50	6,855
TOTALS	3,480			2,957	405,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,957	99.1230	137.78	407,415	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2445 HX Base Yr 2024



92504 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		405,378
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		530,378
SOH/AGL Deduction		53,629
ASSESSED VALUE		476,749
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		420,338
TOTAL JUST VALUE		530,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018468	NEW CONSTR	466,361	12/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/728	7/28/2023	SW	Q	I	01	560,200

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: CALES STEPHEN PAUL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W21 N8 W29 S45 E31 S15 E6 S6 E2 E11 N58 $
FOP=[YR=2023;ORIG=69,2] E21 S8 W21 N8 $
FGR=[YR=2023;ORIG=40,47] E31 S15 S5 W2 W8 S9 W21 N29 $
FOP=[YR=2023;ORIG=71,62] E6 S6 E2 S2 W10 N3 E2 N5 $
.

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	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