

LOT 36
BARNWELL MANOR PHASE 3
OR 2445/770

SHIMPENO PETER D & SUSAN E
92472 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0036-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4.5 100			
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	2,713	100	2023	2,713	373,737
FGR	598	55	2023	329	45,322
FOP	238	30	2023	71	9,781
FSP	209	40	2023	84	11,572
FUS	594	100	2023	594	81,828
STR	60	10	2023	6	827

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,797	99.6075	138.45	525,695	2023	2023	0	0	0.50	99.50
1 SNGL FAM		100% - 2024		Heated Area: 3307				HX Base Yr 2024			
The floor plan diagram illustrates a building layout with several distinct areas and their dimensions. The areas are labeled as follows: BAS 2023: The largest central area, with dimensions 48, 17, 19, 14, 72, 24, 19, 11, 26, 11, 8, 10, 15, 8, 22, 3, 3, 24, 19, 11, 6, 10, 15, 8, 22. FSP 2023: A small rectangular area at the top left, with dimensions 11, 19, 11, 19. FUS 2023: A rectangular area at the top right, with dimensions 14, 4, 15, 15, 4, 6, 5, 12, 23. FGR 2023: A rectangular area at the bottom left, with dimensions 24, 19, 11, 6, 10, 15, 8, 22. FOP 2023: A small rectangular area at the bottom right, with dimensions 10, 15, 8, 22.											