LOT 37
BARNWELL MANOR PHASE 3
OR 2445/770

ROARK DENIS J & KARYN J
92503 SHIPTON LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0037-0000

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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02

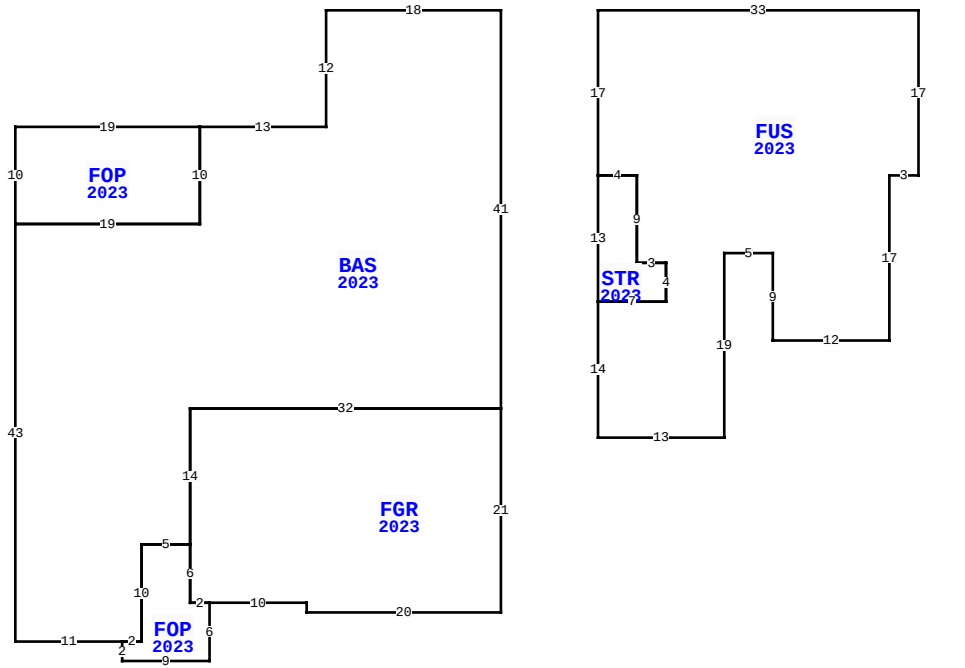
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	2023	1,858	259,411
FGR	660	55	2023	363	50,681
FOP	76	30	2023	23	3,211
FOP	190	30	2023	57	7,958
FUS	1,092	100	2023	1,092	152,463
STR	64	10	2023	6	838
TOTALS	3,940			3,399	474,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,399	100.9470	140.32	476,948	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2950 HX Base Yr 2024



92503 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		474,563
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		599,563
SOH/AGL Deduction		59,879
ASSESSED VALUE		539,684
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		488,273
TOTAL JUST VALUE		599,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009280	NEW CONSTR	482,145	06/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/1451	5/26/2023	SW	Q	I	02	658,800

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: ROARK DENIS J & KAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,0] W18 S12 W13 S10 W19 S43 E11 E2 N10 E5 N14 E32 N41 $
FGR=[YR=2023;ORIG=18,41] E32 S21 W20 N1 W10 W2 N6 N14 $
FOP=[YR=2023;ORIG=0,12] E19 S10 W19 N10 $
FOP=[YR=2023;ORIG=13,55] E5 S6 E2 S6 W9 N2 E2 N10 $
STR=[YR=2023;ORIG=60,17] E4 S9 E3 S4 W7 N13 $
FUS=[YR=2023;ORIG=60,0] E33 S17 W3 S17 W12 N9 W5 S19 W13 N14 E7 N4 W3 N9 W4 N17 $
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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 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