LOT 41
BARNWELL MANOR PHASE 3
OR 2445/770

FROST MARY R
92649 SHIPTON LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0041-0000

BUILDING CHARACTERISTICS

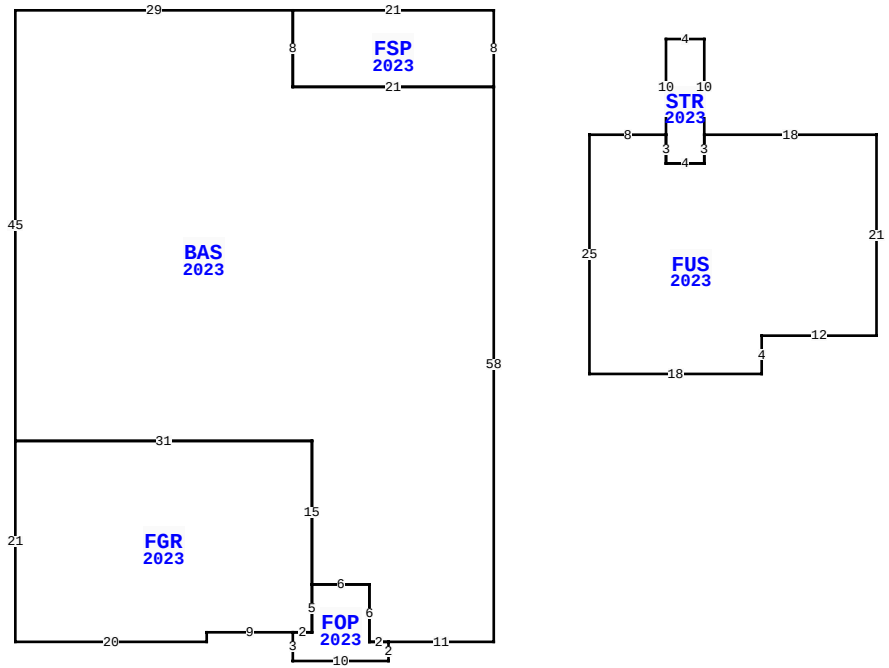
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
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	339,713
FGR	640	55	2023	352	48,907
FOP	58	30	2023	17	2,362
FSP	168	40	2023	67	9,309
FUS	690	100	2023	690	95,870
STR	52	10	2023	5	695
TOTALS	4,053			3,576	496,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,576	100.4625	139.64	499,353	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 3135 HX Base Yr 2024



92649 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		496,856
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		621,856
SOH/AGL Deduction		55,067
ASSESSED VALUE		566,789
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		515,378
TOTAL JUST VALUE		621,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003158	NEW CONSTR	510,071	02/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/1342	6/28/2023	SW	Q	I	02	619,200

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: FROST MARY R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,5] W21 N8 W29 S45 E31 S15 E6 S6 E2 E11 N58 $
FSP=[YR=2023;ORIG=59,-3] E21 S8 W21 N8 $
FGR=[YR=2023;ORIG=30,42] E31 S15 S5 W2 W9 S1 W20 N21 $
FOP=[YR=2023;ORIG=67,57] W6 S5 W2 S3 E10 N2 W2 N6 $
FUS=[YR=2023;ORIG=90,10] E8 S3 E4 N3 E18 S21 W12 S4 W18 N25 $
STR=[YR=2023;ORIG=98,0] E4 S10 S3 W4 N3 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	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 07/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS