LOT 44
BARNWELL MANOR PHASE 3
OR 2445/770

CARFAGNO JACK N & CHERYL ANN
92697 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0044-0000

BUILDING CHARACTERISTICS

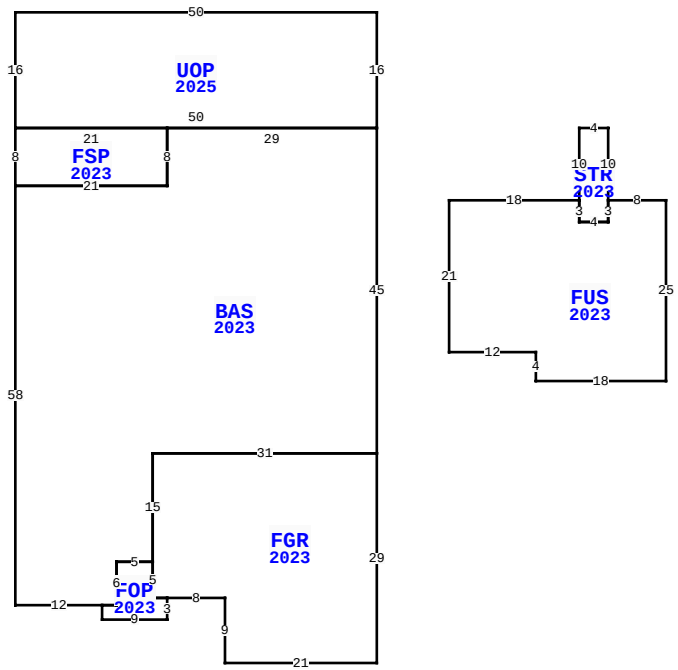
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,451	100	2023	2,451	334,767
FGR	809	55	2023	445	60,780
FOP	50	30	2023	15	2,049
FSP	168	40	2023	67	9,151
FUS	690	100	2023	690	94,242
STR	52	10	2023	5	683
UOP	800	20	2025	160	21,853
TOTALS	5,020			3,833	523,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,833	98.7525	137.27	526,156	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 3141 HX Base Yr 2024



92697 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		523,525
TOTAL MARKET OB/XF VALUE		16,296
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		664,821
SOH/AGL Deduction		40,370
ASSESSED VALUE		624,451
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		573,040
TOTAL JUST VALUE		664,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		667,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006206	SCREEN ENCLOSURE	13,000	05/23/2024
22009279	NEW CONSTR	519,771	06/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2629/0796	3/31/2023	SW	Q	I	01	646,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: CARGAGNO JACK NICHO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] W29 S8 W21 S58 E12 E2 N6 E5 N15 E31 N45 $
FGR=[YR=2023;ORIG=29,55] E31 S29 W21 N9 W8 W2 N5 N15 $
FUS=[YR=2023;ORIG=70,20] E18 S3 E4 N3 E8 S25 W18 N4 W12 N21 $
FSP=[YR=2023;ORIG=10,10] S8 E21 N8 W21 $
STR=[YR=2023;ORIG=88,20] S3 E4 N3 N10 W4 S10 $
FOP=[YR=2023;ORIG=24,70] E5 S5 E2 S3 W9 N2 E2 N6 $
UOP=[YR=2025;ORIG=60,10] W50 N16 E50 S16 $
.

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
5	0912	SCRN RM G	0	100	16	50	800.00	SF	21.00	21.00	100	2025	2024		97	16,296	

LAND DESCRIPTION

TOTAL OB/XF 16,296

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 07/23/2024 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS