

LOT 47
BARNWELL MANOR PHASE 3
OR 2445/770

LANOUE MATTHEW JAMES & MARY ANN
92745 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0047-0000



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			5 100		
Bathrooms			4 100		
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	1,333	100	2023	1,333	182,066
FGR	685	55	2023	377	51,492
FOP	173	30	2023	52	7,102
FOP	330	30	2023	99	13,522
FUS	1,874	100	2023	1,874	255,958
STR	80	10	2023	8	1,093

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,743	98.7525	137.27	513,802	2023	2023	0	0	0	0.50	99.50

1

SNGL FAM

100% - 2026

Heated Area: 3207

HX Base Yr 2026

33

19

19

33

17

19

38

13

8

20

3

11

8

11

19

23

10

9

12

7

6

3

13

10

33

19

FOP
2023

BAS
2023

FGR
2023

FOP
2023

50

16

8

13

19

6

12

5

6

13

39

4

4

4

8

12

FUS
2023

STR
2023

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/06/2025

ML