LOT 51
BARNWELL MANOR PHASE 3
OR 2445/770

RODRIGUEZ LILLIAN K & THOMAS MICHAEL
92809 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0051-0000

NASSAU COUNTY PROPERTY

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	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

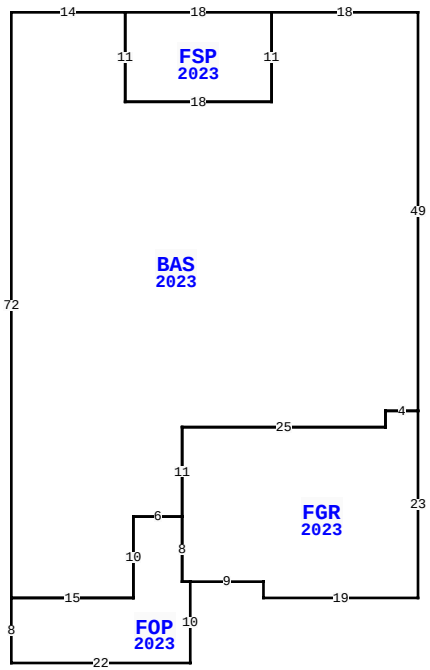
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,725	100	2023	2,725	383,741
FGR	597	55	2023	328	46,190
FOP	238	30	2023	71	9,999
FSP	198	40	2023	79	11,125
TOTALS	3,758			3,203	451,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,203	101.8210	141.53	453,321	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2725 HX Base Yr 2024



92809 SHIPTON LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		451,054
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		576,054
SOH/AGL Deduction		146,900
ASSESSED VALUE		429,154
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		377,743
TOTAL JUST VALUE		576,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002346	CO ISSUED	0	02/22/2023
22001592	NEW CONSTR	452,804	01/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0215	2/22/2023	SW	Q	I	01	626,100

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: RODRIGUEZ LILLIAN K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,0] W18 S11 W18 N11 W14 S72 E15 N10 E6 N11 E25 N2 E4 N49 $
FSP=[YR=2023;ORIG=82,0] W18 S11 E18 N11 $
FGR=[YR=2023;ORIG=71,51] E25 N2 E4 S23 W19 N2 W9 W1 N8 N11 $
FOP=[YR=2023;ORIG=50,72] E15 N10 E6 S8 E1 S10 W22 N8 $
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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