LOT 53
BARNWELL MANOR PHASE 3
OR 2445/770

COPELAND SHANTI & MICHAEL
92841 SHIPTON LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0053-0000

BUILDING CHARACTERISTICS

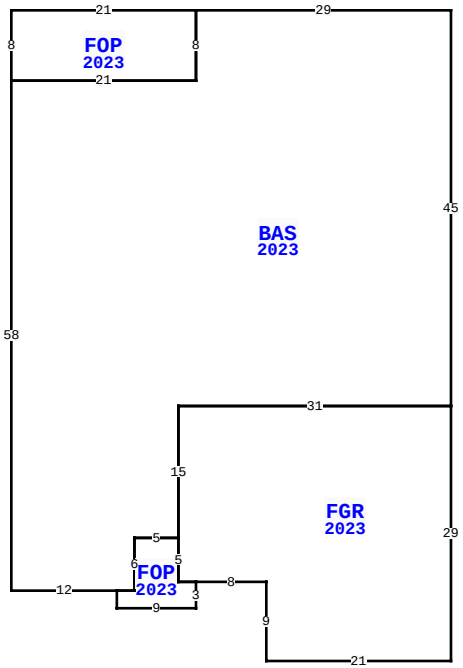
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,451	100	2023	2,451	340,547
FGR	809	55	2023	445	61,829
FOP	50	30	2023	15	2,085
FOP	168	30	2023	50	6,947
TOTALS	3,478			2,961	411,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,961	100.4625	139.64	413,474	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2025 Heated Area: 2451 HX Base Yr 2025



92841 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		411,407
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		536,407
SOH/AGL Deduction		9,456
ASSESSED VALUE		526,951
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		475,540
TOTAL JUST VALUE		536,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014227	NEW CONSTR	401,786	09/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/155	5/12/2023	SW	Q	I	01	610,571

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: COPELAND SHANTI & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,0] W29 S8 W21 S58 E12 E2 N6 E5 N15 E31 N45 $
FOP=[YR=2023;ORIG=50,0] E21 S8 W21 N8 $
FOP=[YR=2023;ORIG=62,66] E2 N6 E5 S5 E2 S3 W9 N2 $
FGR=[YR=2023;ORIG=69,45] E31 S29 W21 N9 W8 W2 N5 N15 $
.

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