

LOT 55
BARNWELL MANOR PHASE 3
OR 2445/770

METTKE JUDITH LYNN & JOHN PAUL
92856 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0055-0000



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
		363,529
FGR	809	55
	2023	445
		66,164
FOP	185	30
	2023	56
		8,326
FSP	168	40
	2023	67
		9,962
UOP	273	20
	2025	55
		8,178
UOP	441	20
	2025	88
		13,084
TOTALS	4,321	
		3,156
		469,243

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,156	107.5020	149.43	471,601	2023	2023	0	0	0.50	99.50
1 SNGL FAM		100% - 2024				Heated Area: 2445			HX Base Yr 2024		
The floor plan diagram shows a complex layout with several labeled areas and their dimensions: UOP 2025 (top left): A small rectangular area with dimensions 17, 11, 6, and 13. UOP 2025 (top right): A rectangular area with dimensions 21, 13, 4, and 17. FSP 2023 (middle right): A rectangular area with dimensions 8, 21, and 8. BAS 2023 (center): A large rectangular area with dimensions 45, 58, 31, and 15. FGR 2023 (bottom left): A rectangular area with dimensions 29, 21, 9, and 8. FOP 2023 (bottom right): A rectangular area with dimensions 8, 13, 7, and 21. Other dimensions and lines are shown throughout the plan, including a large vertical line on the left with a dimension of 45, and various connecting lines with dimensions like 15, 14, 13, 17, 39, 21, 8, 4, 21, 21, 31, 15, 6, 5, 8, 13, 7, 21, 9, 8, 21, 15, 6, 5, 8, 13, 7,											