

LOT 56
BARNWELL MANOR PHASE 3
OR 2445/770

CLAYTON SEAN ABDUL & KELLI MARIE
92840 SHIPTON LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0056-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	31	HARDIE BRD 100	0900	01	4,140	99.5676	138.40	572,976	2023	2023	0	0	0	0.50	99.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM 100% - 2024														Heated Area: 3475												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2024												
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	14	CARPET 30																											
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																											
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	2,236	100	2023	2,236	307,915																								
FGR	240	55	2023	132	18,178																								
FGR	441	55	2023	243	33,463																								
FOP	85	30	2023	26	3,580																								
FSP	348	40	2023	139	19,142																								
FST	24	55	2023	13	1,790																								
FUS	1,239	100	2023	1,239	170,621																								
STR	0	10	2023	0	0																								
UOP	558	20	2023	112	15,423																								
TOTALS	5,171			4,140	570,111																								
EXTRA FEATURES						92840 SHIPTON LN, FERNANDINA BEACH																							
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														
2	1076	TRELLIS A	0 100	0 0	144.00	SF	7.50	7.50	100	2023	2023		100	1,080															
3	0860	POOL/SPA	0 100	0 0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000															
TOTAL OB/XF 51,080																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000134	C	RES POND	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 12/13/2024 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS																													