

LOT 2
IN OR 2500/875
YULEE FARMS #2 R/P LOTS 7 & 8

TESTON ELLA JEAN EILEEN
95145 BARNWELL RD
FERNANDINA BEACH, FL 32034

2023

42-2N-27-4560-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	03
DOR CODE	0100

MAP NUM	MKT AREA	04
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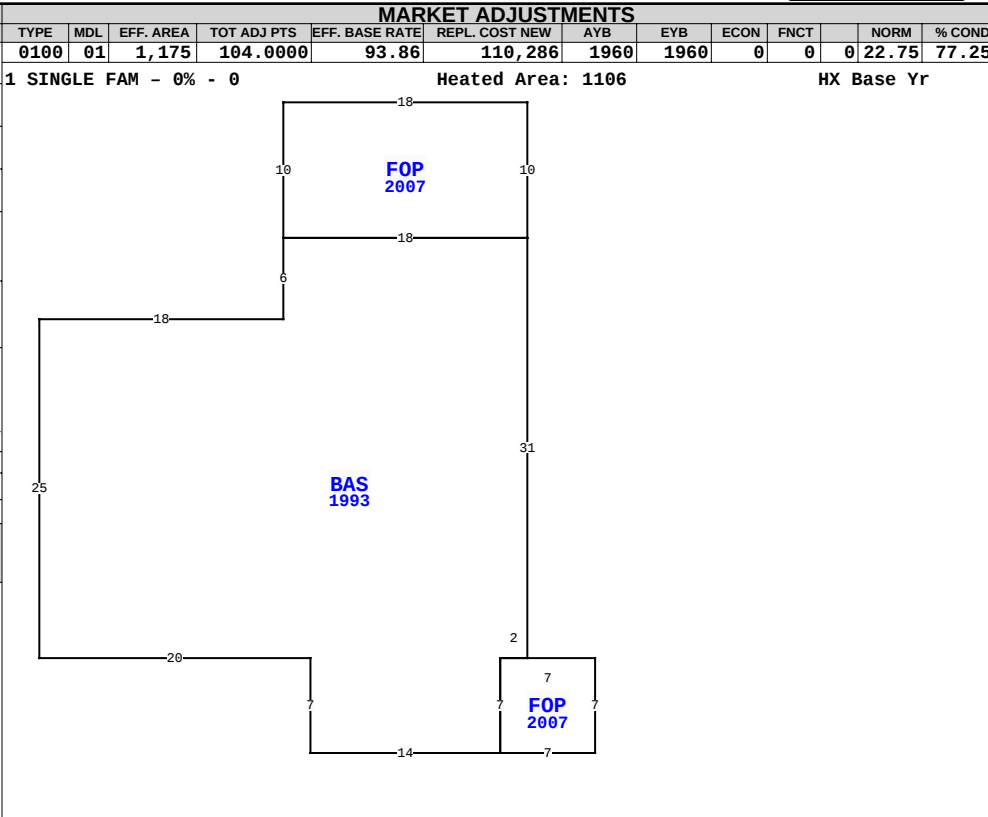
NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	1,106	80,192
FOP	49	30	15	1,088
FOP	180	30	54	3,915

TOTALS	1,335	1,175	85,196
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EXTRA FEATURES	
L N	OB/XF CODE
2	0940
4	0940

LAND DESCRIPTION	
L N	USE CODE
1	000100



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
30.00	100	1990	1990	3	20	936	
30.00	100	1998	1998	3	20	1,512	

TOTAL OB/XF										2,448		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
OR	135.00	200.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			98,901
TOTAL MARKET OB/XF VALUE			2,448
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			151,349
SOH/AGL Deduction			12,616
ASSESSED VALUE			138,733
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			138,733
TOTAL JUST VALUE			151,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			126,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970599	REPAIR/RRF	800	04/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/0875	9/24/2021	WD	Q	I	01	158,000
GRANTOR: CARTER DEBRA ANN & JO						
GRANTEE: TESTON ELLA JEAN EI						
2098/0056	10/10/2016	QC	U	I	11	100
GRANTOR: BLOOM JACKIE R						
GRANTEE: CARTER DEBRA ANN &						

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=2007]	W18 S10 BAS=[YR=1993] S6 W18 S25 E20 S7 E14
FOP=[YR=2007]	E7 N7 W7 S7\$ N7 E2 N31 W18\$ E18 N10\$.

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