

TESTON EILEEN
95415 BARNWELL RD
FERNANDINA BEACH, FL 32034

46-2N-28-0000-0009-0000

[illegible]

TESTON EILEEN
95415 BARNWELL RD
FERNANDINA BEACH, FL 32034

46-2N-28-0000-0009-0000

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	VALUATION SUMMARY																	
Exterior Wall		10	ABOVE AVG 100		3803	04	210	76.5450	134.53	28,251	1995	1995	0	0	0	27.00	73.00	VALUATION BY					STANDARD											
Roof Structure		04	WOOD TRUSS 100		5 RSTRM BLDG - 0% - 0										Heated Area: 180					HX Base Yr					Tax Group: 7					Tax Dist:				
Roof Cover		12	MODULAR MT 100																						BUILDING MARKET VALUE					513,829				
Interior Wall		01	MINIMUM 100																						TOTAL MARKET OB/XF VALUE					74,239				
Interior Floor		03	CONC FINSH 100																						TOTAL LAND VALUE - MARKET					940,931				
Ceiling		01	FIN.SUSPD 100																						TOTAL MARKET VALUE					1,528,999				
Air Condition		01	NONE 100																						SOH/AGL Deduction					954,053				
Heating Type		01	NONE 100																						ASSESSED VALUE					574,946				
Fixtures			4 100																						TOTAL EXEMPTION VALUE					0				
Frame		03	MASONRY 100																						BASE TAXABLE VALUE					574,946				
Story Height			8 100																						TOTAL JUST VALUE					1,528,999				
RMS			2 100																						NCON VALUE					0				
Stories		1.	1. 100																						INCOME VALUE									
Units			0 100																						PREVIOUS YEAR MKT VALUE					654,255				
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		2100	RESTAURANTS/CAFE																															
MAP NUM			MKT AREA																															
NEIGHBORHOOD/LOC			4002.00																															
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS			180		100		180		17,677																									
CAN			100		30		30		2,946																									
TOTALS			280				210		20,623																									
EXTRA FEATURES		96008 WADES PL, FERNANDINA BEACH										BLD DATE		04/08/2022		KK		LGL DATE		04/08/2022		KK												
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				
16		0940		SHEDS/PORT		0 0		6 4		24.00 SF		30.00		30.00		100		2018		2018		3		86		619								
17		0803		ASPHALT C		0 0		0 0		2,176.00 SF		2.00		2.00		100		2018		2018		3		84		3,656								
18		0811		CONCRETE B		0 0		0 0		852.00 SF		5.20		5.20		100		2018		2018		3		98		4,342								
19		0476		VF 6 SBPL		0 0		0 0		51.00 LF		32.00		32.00		100		2018		2018		3		95		1,550								
20		0470		VNYL GATE		0 0		0 0		6.00 UT		300.00		300.00		100		2018		2018		3		95		1,710								
21		0381		COOLER		0 0		8 6		48.00 SF		82.50		82.50		100		2010		2010		3		68		2,693								
22		0810		CONCRETE A		0 0		12 12		144.00 SF		6.50		6.50		100		2018		2018		3		98		917								
23		0142		BAR TOP A		0 0		0 0		51.00 LF		165.00		165.00		100		2018		2018		3		86		7,237								
24		0142		BAR TOP A		0 0		0 0		32.00 LF		165.00		165.00		100		2018		2018		3		86		4,541								
25		0855		CONC PAVR		0 0		0 0		42.00 SF		10.00		10.00		100		2018		2018		3		98		412								
LAND DESCRIPTION										TOTAL OB/XF										27,677														
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									
												</																						

TESTON EILEEN
95415 BARNWELL RD
FERNANDINA BEACH, FL 32034

46-2N-28-0000-0009-0000

[illegible]