

PT OF SEC 46-3N-28E
IN OR 1978/1022 & OR 1944/573
& OR 1982/159

TESTON ELLA JEAN EILEEN
95415 BARNWELL RD
FERNANDINA BEACH, FL 32034

2023

46-3N-28-0000-0002-0200



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	TOT	NORM	% COND																	
Exterior Wall	16	WD FR STUC 100								0900	01	4,642	107.6548	127.84	593,433	2002	2008	0	0	0	7.00	93.00	VALUATION BY																
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2017										Heated Area: 4270										HX Base Yr 2017									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	12	HARDWOOD 90																																					
Interior Floo	11	CLAY TILE 10																																					
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																																					
Units	0	0 100																																					
Occupancy	00	NONE 100																																					

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