

TESTON EILEEN
95415 BARNWELL RD
FERNANDINA BEACH, FL 32034

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

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 70		
Exterior Wall	14	WD SHINGLE 30		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	02	WALL BD/WD 100		
Interior Floo	03	CONC FINSH 70		
Interior Floo	15	HARDTILE 30		
Ceiling	04	NONE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures	10	100		
Frame	03	MASONRY 100		
Story Height	9	100		
RMS	2	100		
Stories	1.	1. 100		
Units	0	100		
BUD8 Adjustme	04	DIST 01 100		
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	2,400	100	2,400	245,414
BAS	1,590	100	1,590	162,587
CAN	480	30	144	14,725
CAN	100	30	30	3,067
CAN	1,296	30	389	39,778
PTO	72	5	4	409
TOTALS	5,938		4,557	465,981

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2101	04	4,557	84.8048	146.08	665,687	1995	1995	0	0	0	30.00
					70.00						

NASSAU COUNTY PROPERTY										PAGE 1 of 3			
VALUATION SUMMARY										7			
VALUATION BY					STANDARD								
Tax Group: 7					Tax Dist:								
BUILDING MARKET VALUE					485,512								
TOTAL MARKET OB/XF VALUE					72,075								
TOTAL LAND VALUE - MARKET					940,931								
TOTAL MARKET VALUE					1,498,518								
SOH/AGL Deduction					866,077								
ASSESSED VALUE					632,441								
TOTAL EXEMPTION VALUE					0								
BASE TAXABLE VALUE					632,441								
TOTAL JUST VALUE					1,498,518								
NCON VALUE					0								
INCOME VALUE													
PREVIOUS YEAR MKT VALUE					1,528,999								

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