

PT OF SEC 46-3N-28E
IN OR 1978/1022 & OR 1982/159
ESMT OR 1483/426 &

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

2024

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



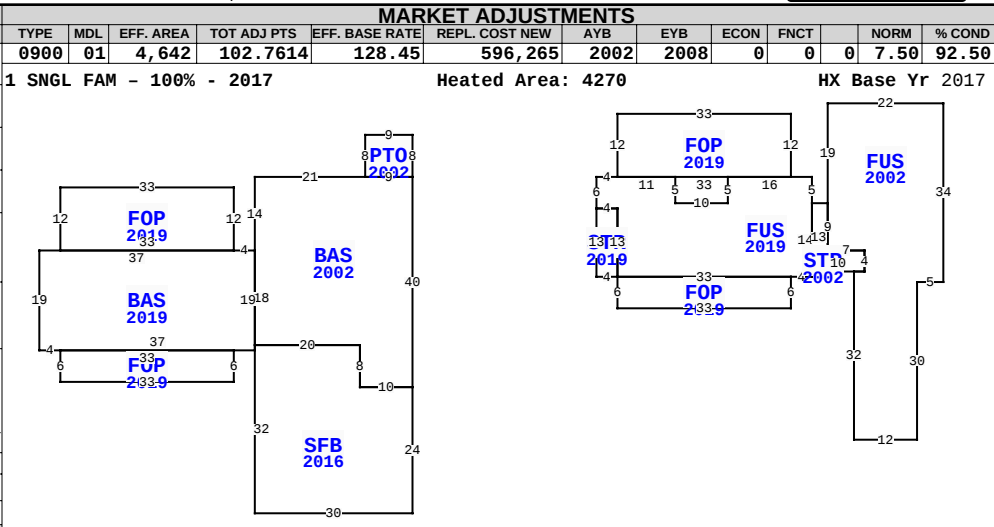
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality		04	Quality Level 04
DOR CODE		0100	SINGLE FAMILY
MAP NUM			MKT AREA 04
NEIGHBORHOOD/LOC		4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	123,569
BAS	779	100	779	92,558
FOP	198	30	59	7,011
FOP	198	30	59	7,011
FOP	396	30	119	14,140
FOP	396	30	119	14,140
FUS	1,070	100	1,070	127,134
FUS	677	100	677	80,439
PTO	72	5	4	475
SFB	880	80	704	83,647
TOTALS	5,825		4,642	551,545

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,100.00	SF	4.00	4.00
2	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00
3	0300	BOAT DCK W	0 100	90	5	450.00	SF	20.00	20.00
4	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00
5	1126	CB/STC 8"	0 100	0	0	320.00	SF	8.00	8.00
6	0092	AUTO GATE	0 100	0	0	1.00	UT	3,500.00	3,500.00
7	0462	ST/AL FNC	0 100	0	0	1,200.00	SF	10.00	10.00
8	0861	POOL GUNIT	0 100	0	0	590.00	SF	85.00	85.00
9	0855	CONC PAVER	0 100	0	0	2,472.00	SF	10.00	10.00
10	0530	STBL WD	0 100	36	24	672.00	SF	37.50	37.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	RSF-1	0.00	0.00	5.00



95415 BARNWELL RD, FERNANDINA BEACH									
** This building has 12 Sub-Areas									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/05/2023 MLU									

TOTAL OB/XF									
81,402									

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		577,264	
TOTAL MARKET OB/XF VALUE		139,817	
TOTAL LAND VALUE - MARKET		360,000	
TOTAL MARKET VALUE		1,077,081	
SOH/AGL Deduction		342,048	
ASSESSED VALUE		735,033	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		685,033	
TOTAL JUST VALUE		1,077,081	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,207,364	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633551	ADDITION	171,306	12/01/2016
B1531575	GARAGE	37,437	12/01/2015
B0412982	SWIM POOL	0	06/11/2004
B018273	NEW CONSTR	60,300	05/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1982/0159	5/28/2015	FJ	U	V	11		0
GRANTOR: DANIEL MUTT J & ROBYN							
GRANTEE: TESTON ELLA JEAN EI							
1978/1022	4/27/2015	WD	Q	I	01		430,000
GRANTOR: CLAXTON EDWARD T & CH							
GRANTEE: TESTON ELLA JEAN EI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2002] W9 S8 BAS=[YR=2002] W21 S14 BAS=[YR=2019] W4 FOP=[YR=2019] N12 W33 S12 E33\$ W37 S19 E4 FOP=[YR=2019] S6 E33 N6 W33\$ E37 N19\$ S18 SFB=[YR=2016] S32 E30 N24 W10 N8 W20 \$ E20 S8 E10 N40 W9\$ E9 N8\$ PTR= S8 E35 FUS=[YR=2019] E4 FOP=[YR=2019] N12 E33 S12 W33\$ E11 S5 E10 N5 E16 S5 STR=[YR=2002] E3 FUS=[YR=2002] N19 E22 S34 W5 S30 W12 N32 E2 N4 W7 N9\$ S9 E7 S4 W10 N13\$ S14 W4 FOP=[YR=2019] S6 W33 N6 E33\$ W33 STR=[YR=2019] W4 N13 E4 S13\$ N13 W4 N6\$ W35 N8\$									

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BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		17	CB STUCCO 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		07	NONE 100	
Interior Floor		03	CONC FINSH 100	
Air Condition		01	NONE 100	
Heating Type		01	NONE 100	
Bedrooms			0 100	
Bathrooms			0 100	
Frame		03	MASONRY 100	
Stories		1.	1. 100	
Units			0 100	
Quality		04	Quality Level 04	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	64	15	10	176
BAS	1,196	100	1,196	21,097
STR	36	10	4	71
UST	552	45	248	4,375
TOTALS	1,848		1,458	25,719

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	11	1,458	70.0128	24.50	35,721	2004	2004	0	0	28.00	72.00

2 GARAGE RES - 100% - 2017

Heated Area: 1196

HX Base Yr 2017

3

STR
2019

3

8

BAL
2019

8

46

UST
2019

46

46

BAS
2019

46

BLD DATE

XF DATE

LGL DATE

LAND DATE

06/05/2023

MLU

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[illegible]