PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 2792/76

TESTON ELLA JEAN EILEEN/SEGER JEREMY BRUCE
95415 BARNWELL RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0023-0000

BUILDING CHARACTERISTICS

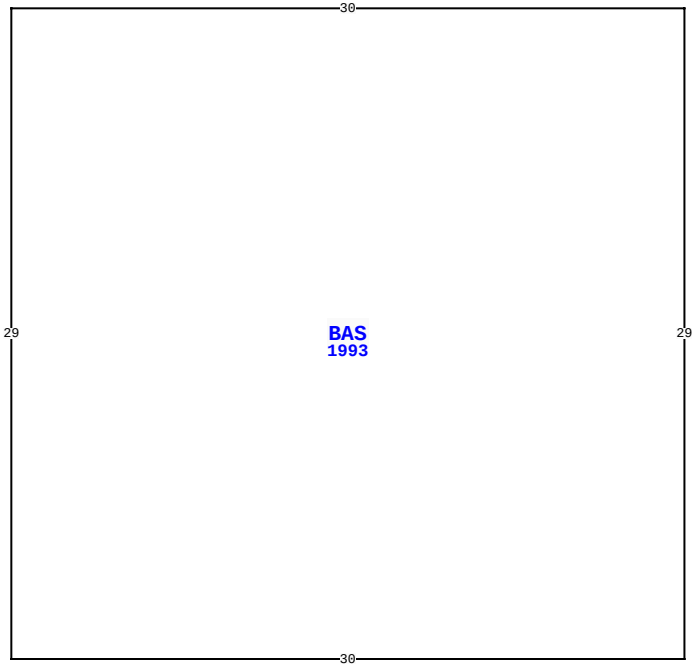
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	870	100	1993	870	16,826
TOTALS	870			870	16,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	870	68.8275	96.70	84,129	1947	1947	0	0	0	80.00	20.00

1 OFFICE – 0% - 2025 Heated Area: 870 HX Base Yr



474415 SR 200, FERNANDINA BEACH

BLD DATE	02/20/2025	KWA	LGL DATE	
XF DATE	02/20/2025	KWA	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	186,351
TOTAL MARKET OB/XF VALUE	45,452
TOTAL LAND VALUE - MARKET	632,800
TOTAL MARKET VALUE	864,603
SOH/AGL Deduction	0
ASSESSED VALUE	864,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	864,603
TOTAL JUST VALUE	864,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	696,639

2/2025KW: MISC STRG CONTAINER BEHIND (BLDG #3) = N

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004243	CARPORT	32,265	03/17/2022
R1615073	REPAIR/RRF	8,000	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/76	6/03/2025	WD	Q	I	01	1,000,000
GRANTOR: ALSO LAND TRUST LLC						
GRANTEE: TESTON ELLA JEAN EI						
2758/343	12/20/2024	WD	Q	I	01	875,000
GRANTOR: C&G PROPERTY OF NASSA						
GRANTEE: ALSO LAND TRUST LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S29 E30 N29$.

EXTRA FEATURES

LN	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
1	0810	CONCRETE A	0	0	45	16	720.00	SF	6.50	6.50	100	1984	1984	3	41	1,919	
4	0810	CONCRETE A	0	0	0	0	1,103.00	SF	6.50	6.50	100	2000	2000	3	77	5,521	
5	0855	CONC PAVER	0	0	0	0	1,634.00	SF	10.00	10.00	100	2005	2005	3	84	13,726	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192	
7	0466	FNC GT 20'	0	0	0	0	2.00	UT	600.00	600.00	100	2010	2010	3	76	912	
8	0425	CL FNC 8'	0	0	0	0	132.00	LF	10.65	10.65	100	2010	2010	3	76	1,068	
9	0424	CL FNC 6'	0	0	0	0	9.00	LF	20.00	20.00	100	2010	2010	3	76	137	
10	0424	CL FNC 6'	0	0	0	0	90.00	LF	20.00	20.00	100	2012	2012	3	81	1,458	
11	0097	AWNING CN	0	0	0	0	16.00	SF	65.00	65.00	100	2017	2017	3	81	842	
12	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2020	2020	3	99	124	

TOTAL OB/XF 25,899

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0004	CG	0.00	0.00	63,280.00	SF		1.00	1.00	1.00	10.00	10.00	632,800							

REVIEW DATE 02/20/2025 BY KWA Total Acres: 0.00 Total Land Value: 632,800 Market: 0 Agricultural: 0 Common: 632,800 PRINTED 07/30/2025 BY SYS

PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 2792/76

TESTON ELLA JEAN EILEEN/SEGER JEREMY BRUCE
95415 BARNWELL RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0023-0000

BUILDING CHARACTERISTICS

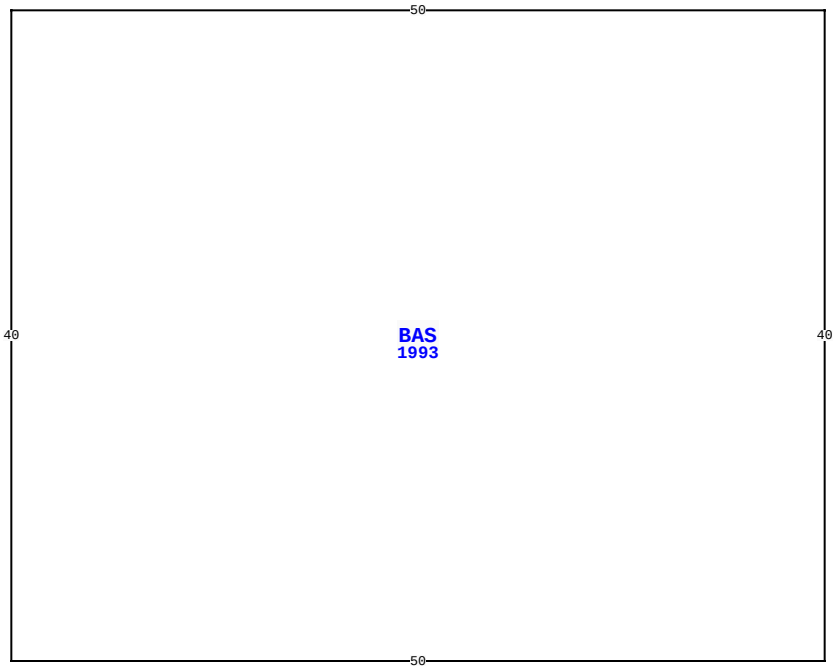
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	1993	2,000	78,130
TOTALS	2,000			2,000	78,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	2,000	91.1165	78.13	156,260	1984	1984	0	0	0	50.00	50.00

2 SERV SHOP – 0% - 2025 Heated Area: 2000 HX Base Yr



474415 SR 200, FERNANDINA BEACH

BLD DATE	02/20/2025	KWA	LGL DATE	
XF DATE	02/20/2025	KWA	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	186,351
TOTAL MARKET OB/XF VALUE	45,452
TOTAL LAND VALUE - MARKET	632,800
TOTAL MARKET VALUE	864,603
SOH/AGL Deduction	0
ASSESSED VALUE	864,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	864,603
TOTAL JUST VALUE	864,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	696,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/76	6/03/2025	WD	Q	I	01	1,000,000
GRANTOR: ALSO LAND TRUST LLC						
GRANTEE: TESTON ELLA JEAN EI						
2758/343	12/20/2024	WD	Q	I	01	875,000
GRANTOR: C&G PROPERTY OF NASSA						
GRANTEE: ALSO LAND TRUST LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S40 E50 N40$.

EXTRA FEATURES

LN	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
13	0803	ASPHALT C	0	0	0	0	5,200.00	SF	2.00	2.00	100	2020	2020	3	84	8,736	
14	0803	ASPHALT C	0	0	0	0	2,200.00	SF	2.00	2.00	100	2020	2020	3	84	3,696	
17	0940	SHEDS/PORT	0	0	23	12	276.00	SF	30.00	30.00	100	2020	2020	3	86	7,121	

LAND DESCRIPTION

TOTAL OB/XF 19,553

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/20/2025 BY KWA Total Acres: 0.00 Total Land Value: 632,800 Market: 0 Agricultural: 0 Common: 632,800 PRINTED 07/30/2025 BY SYS

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FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

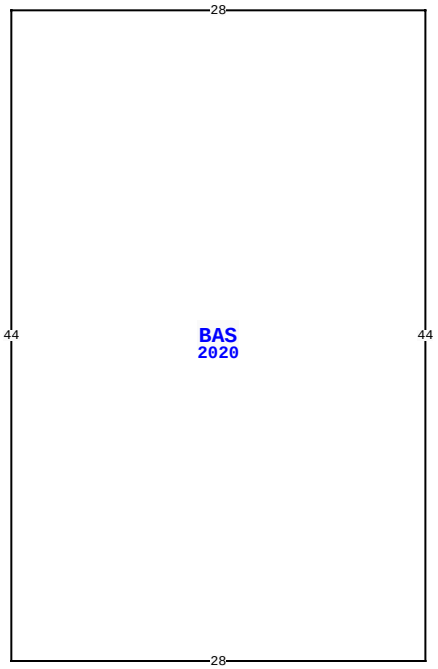
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	2020	1,232	46,528
TOTALS	1,232			1,232	46,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	06	1,232	83.2608	39.34	48,467	2020	2020	0	0	0	4.00	96.00

3 GARAGE – 0% - 2025 Heated Area: 1232 HX Base Yr



474415 SR 200, FERNANDINA BEACH

BLD DATE	02/20/2025	KWA	LGL DATE	
XF DATE	02/20/2025	KWA	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	186,351
TOTAL MARKET OB/XF VALUE	45,452
TOTAL LAND VALUE - MARKET	632,800
TOTAL MARKET VALUE	864,603
SOH/AGL Deduction	0
ASSESSED VALUE	864,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	864,603
TOTAL JUST VALUE	864,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	696,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/76	6/03/2025	WD	Q	I	01	1,000,000
GRANTOR: ALSO LAND TRUST LLC						
GRANTEE: TESTON ELLA JEAN EI						
2758/343	12/20/2024	WD	Q	I	01	875,000
GRANTOR: C&G PROPERTY OF NASSA						
GRANTEE: ALSO LAND TRUST LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W28 S44 E28 N44$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/20/2025 BY KWA Total Acres: 0.00 Total Land Value: 632,800 Market: 0 Agricultural: 0 Common: 632,800 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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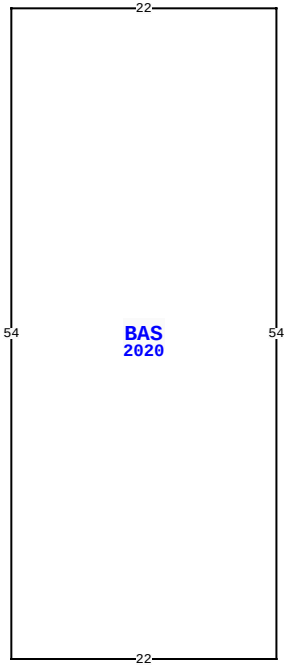
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2020	1,188	44,867
TOTALS	1,188			1,188	44,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	06	1,188	83.2608	39.34	46,736	2020	2020	0	0	0	4.00	96.00

4 GARAGE – 0% - 2025 Heated Area: 1188 HX Base Yr



474415 SR 200, FERNANDINA BEACH

BLD DATE	02/20/2025	KWA	LGL DATE	
XF DATE	02/20/2025	KWA	LAND DATE	04/25/2025 DC
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VALUATION SUMMARY

VALUATION BY	STANDARD
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ASSESSED VALUE	864,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	864,603
TOTAL JUST VALUE	864,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	696,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/76	6/03/2025	WD	Q	I	01	1,000,000
GRANTOR: ALSO LAND TRUST LLC						
GRANTEE: TESTON ELLA JEAN EI						
2758/343	12/20/2024	WD	Q	I	01	875,000
GRANTOR: C&G PROPERTY OF NASSA						
GRANTEE: ALSO LAND TRUST LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-6,0] W22 S54 E22 N54 $
.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/20/2025 BY KWA Total Acres: 0.00 Total Land Value: 632,800 Market: 0 Agricultural: 0 Common: 632,800 PRINTED 07/30/2025 BY SYS