

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

2025

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



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	PAGE 1 of 3 4																		
Exterior Wall	16	WD FR STUC 100	0900	01	4,642	102.7614	135.65	629,687	2002	2008	0	0	0	8.00	92.00	VALUATION SUMMARY																	
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2017														Heated Area: 4270																
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2017																
Interior Wall	05	DRYWALL 100																															
Interior Floor	12	HARDWOOD 90																															
Interior Floor	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. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,040	100	2002	1,040	129,790																												
BAS	779	100	2019	779	97,217																												
FOP	198	30	2019	59	7,363																												
FOP	198	30	2019	59	7,363																												
FOP	396	30	2019	119	14,851																												
FOP	396	30	2019	119	14,851																												
FUS	1,070	100	2002	1,070	133,534																												
FUS	677	100	2019	677	84,488																												
PTO	72	5	2002	4	500																												
SFB	880	80	2016	704	87,858																												
TOTALS	5,825			4,642	579,312																												
EXTRA FEATURES						95415 BARNWELL RD, FERNANDINA BEACH																											
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																
1	0812	CONCRETE C	0	100	0	0	1,100.00	SF	4.00	4.00	100	2002	2002	3	80	3,520																	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2003	2003	3	30	4,200																	
3	0300	BOAT DCK W	0	100	90	5	450.00	SF	20.00	20.00	100	2003	2003	3	30	2,700																	
4	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	2002	2002	3	20	40																	
5	1126	CB/STC 8"	0	100	0	0	320.00	SF	8.00	8.00	100	2003	2003	3	82	2,099																	
6	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	20	700																	
7	0462	ST/AL FNC	0	100	0	0	1,200.00	SF	10.00	10.00	100	2003	2003	3	30	3,600																	
8	0861	POOL GUNIT	0	100	0	0	590.00	SF	85.00	85.00	100	2005	2005	3	36	18,054																	
9	0855	CONC PAVER	0	100	0	0	2,472.00	SF	10.00	10.00	100	2017	2017	3	96	23,731																	
10	0530	STBL WD	0	100	36	24	672.00	SF	37.50	37.50	100	2015	2015	3	75	18,900																	
LAND DESCRIPTION						TOTAL OB/XF 77,544																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	5.00	AC		1.00	1.00	0.90	100,000.00	90,000.00	450,000																
REVIEW DATE 07/21/2025 BY KBA Total Acres: 5.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS																																	

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