

TESTON ELLAJEAN EILEEN/SEGER JEREMY B
95415 BARNWELL RD
FERNANDINA BEACH, FL 32034

27-2N-28-0000-0004-0000



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		VALUATION SUMMARY																			
Exterior Wall		15		CONC BLOCK 100		2101		04		3,154		114.3792		204.45		644,835		1976		2000		0		0		25.00		75.00		VALUATION BY																			
Roof Structur		04		WOOD TRUSS 100		1		RSTARANT 1		0%		- 0				Heated Area: 2786														STANDARD																			
Roof Cover		12		MODULAR MT 100																										Tax Group: 4																			
Interior Wall		06		CUST PANEL 100																										Tax Dist:																			
Interior Floo		11		CLAY TILE 60																										BUILDING MARKET VALUE																			
Interior Floo		03		CONC FINSH 40																										TOTAL MARKET OB/XF VALUE																			
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET																			
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE																			
Fixtures				19 100																										SOH/AGL Deduction																			
Frame		03		MASONRY 100																										ASSESSED VALUE																			
Story Height				8 100																										TOTAL EXEMPTION VALUE																			
RMS				4 100																										BASE TAXABLE VALUE																			
Stories		1.		1. 100																										TOTAL JUST VALUE																			
Units		00		0 100																										NCON VALUE																			
Occupancy		00		NONE 100																										INCOME VALUE																			
Quality		03		Quality Level 03																										PREVIOUS YEAR MKT VALUE																			
DOR CODE		2100		RESTAURANTS/CAFE																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC				4002.00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		2,700		100		1993		2,700		414,011																																							
CAN		100		30		1994		30		4,601																																							
CAN		434		30		2010		130		19,934																																							
CAN		364		30		2015		109		16,714																																							
DCK		394		10		1993		39		5,981																																							
DCK		560		10		1993		56		8,587																																							
DCK		36		10		2008		4		614																																							
SFB		108		80		1994		86		13,187																																							
TOTALS		4,696						3,154		483,626																																							
EXTRA FEATURES																																																	
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		0504		FP-ELECTRI		0		0		1.00		UT		2,000.00		2,000.00		100		1976		1976		3		34		680																					
2		0422		CL FNC 4'		0		0		322.00		LF		15.00		15.00		100		1996		1996		3		32		1,546																					
3		0810		CONCRETE A		0		10		100.00		SF		6.50		6.50		100		2000		2000		3		75		488																					
4		0463		FENCE GATE		0		0		2.00		UT		300.00		300.00		100		2000		2000		3		45		270																					
5		0142		BAR TOP A		0		0		49.00		LF		165.00		165.00		100		2008		2008		3		27		2,183																					
6		0964		HALON SYST		0		10		40.00		SF		50.00		50.00		100		2008		2008		3		87		1,740																					
7		0811		CONCRETE B		0		0		756.00		SF		5.20		5.20		100		2008		2008		3		87		3,420																					
8		0418		EXHST FAN		0		0		1.00		UT		400.00		400.00		100		2008		2008		3		27		108																					
9		0811		CONCRETE B		0		0		665.00		SF		5.20		5.20		100		2014		2014		3		93		3,216																					
10		0443		STK FNC 6'		0		0		39.00		LF		10.00		10.00		100		2011		2011		3		40		156																					
LAND DESCRIPTION																																																	
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1		002100		C		RESTAURANT		0				CG		0.00		0.00		55,321.00		SF				1.00		1.00		0.60		23.00		13.80		763,430															
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																									TOTAL MARKET OB/XF VALUE									
																									20,703									
																									TOTAL LAND VALUE - MARKET									
																									763,430									
																									TOTAL MARKET VALUE									
																									1,267,759									
																									SOH/AGL Deduction									
																									677,765									
																									ASSESSED VALUE									
																									589,994									
																									TOTAL EXEMPTION VALUE									
																									0									
																									BASE TAXABLE VALUE									
																									589,994									
																									TOTAL JUST VALUE									
																									1,267,759									
																									NCON VALUE									
																									0									
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE									
																									686,672									