IN OR 2127/553 (EX ST RD)
MARSH LAND

**TESTON EILEEN**
95415 BARNWELL RD
FERNANDINA BEACH, FL 32034

**2026**

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

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| 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 |

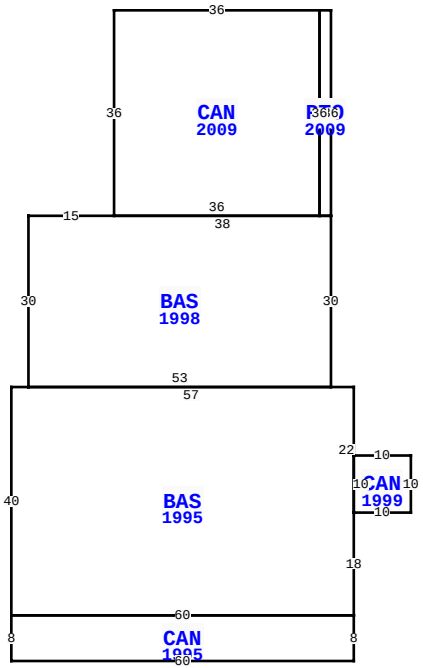
| | | | |
|---|---|---|---|
| DOR CODE | 2100 | RESTAURANTS/CAFE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,400 | 100 | 1995 | 2,400 | 323,796 |
| BAS | 1,590 | 100 | 1998 | 1,590 | 214,515 |
| CAN | 480 | 30 | 1995 | 144 | 19,428 |
| CAN | 100 | 30 | 1999 | 30 | 4,048 |
| CAN | 1,296 | 30 | 2009 | 389 | 52,482 |
| PTO | 72 | 5 | 2009 | 4 | 539 |
| TOTALS | 5,938 | | | 4,557 | 614,808 |

### 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 | 151.59 | 690,796 | 1995 | 2010 | 0 | 0 | 0 | 11.00 | 89.00 |

1 RSTARANT 1 0% - 0 Heated Area: 3990 HX Base Yr




96008 WADES PL, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 04/08/2022 | KK | LGL DATE | | |
| XF DATE | | | LAND DATE | 04/16/2026 | DC |
| INC DATE | | | AG DATE | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 7 | Tax Dist: |
| BUILDING MARKET VALUE | 634,950 |
| TOTAL MARKET OB/XF VALUE | 67,905 |
| TOTAL LAND VALUE - MARKET | 1,019,339 |
| TOTAL MARKET VALUE | 1,722,194 |
| SOH/AGL Deduction | 956,941 |
| ASSESSED VALUE | 765,253 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 765,253 |
| TOTAL JUST VALUE | 1,722,194 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,535,830 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22006705 | ROOF | 2,250 | 04/28/2022 |
| 21016035 | STORAGE BLDG | 11,076 | 11/17/2021 |
| 17009522 | REPAIR/RRF | 12,500 | 10/26/2017 |
| 17006785 | REMODEL | 100,000 | 07/31/2017 |
| C23020 | CO ISSUED | 0 | 01/19/2010 |
| B23020 | ADDITION | 8,000 | 11/01/2009 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2127/0553 | 6/07/2017 | WD | Q | I | 01 | 450,000 |
| GRANTOR: SPARKMAN WADE HAMPTON | | | | | | |
| GRANTEE: TESTON EILEEN | | | | | | |
| 0747/0956 | 12/29/1995 | WD | Q | I | 01 | 100 |
| GRANTOR: SPARKMAN WADE HAMPTON | | | | | | |
| GRANTEE: SPARKMAN WADE HAMPT | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

PTO=[YR=2009] W2 CAN=[YR=2009] W36 S36 BAS=[YR=1998] W15 S30 BAS=[YR=1995] W3 S40 CAN=[YR=1995] S8 E60 N8 W60$ E60 N18 CAN=[YR=1999] E10 N10 W10 S10$ N22 W57$ E53 N30 W38$ E36 N36$ S36 E2 N36$.

### 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 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 8,756.00 | SF | 2.00 | 2.00 | 100 | 1997 | 1997 | 3 | 50 | 8,756 | |
| 2 | 0383 | FREEZER | 0 | 0 | 8 | 7 | 56.00 | SF | 105.00 | 105.00 | 100 | 1989 | 1989 | 3 | 20 | 1,176 | |
| 3 | 0381 | COOLER | 0 | 0 | 10 | 9 | 90.00 | SF | 82.50 | 82.50 | 100 | 1989 | 1989 | 3 | 20 | 1,485 | |
| 4 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 1998 | 1998 | 3 | 20 | 80 | |
| 5 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 4.00 | UT | 25.00 | 25.00 | 100 | 1998 | 1998 | 3 | 79 | 79 | |
| 6 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 3.00 | UT | 1,555.00 | 1,555.00 | 100 | 2000 | 2000 | 3 | 45 | 2,099 | |
| 7 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,754.00 | SF | 4.00 | 4.00 | 100 | 2018 | 2018 | 3 | 96 | 6,735 | |
| 8 | 0350 | CARPORT WD | 0 | 0 | 20 | 16 | 320.00 | SF | 13.00 | 13.00 | 100 | 2018 | 2018 | 3 | 74 | 3,078 | |
| 9 | 0940 | SHEDS/PORT | 0 | 0 | 18 | 10 | 180.00 | SF | 30.00 | 30.00 | 100 | 2018 | 2018 | 3 | 74 | 3,996 | |
| 10 | 0940 | SHEDS/PORT | 0 | 0 | 14 | 10 | 140.00 | SF | 30.00 | 30.00 | 100 | 2018 | 2018 | 3 | 74 | 3,108 | |

TOTAL OB/XF 30,592

### 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 | 002100 | C | RESTAURANT | 0 | 0004 | CG | 200.00 | 400.00 | 62,726.00 | SF | | 1.00 | 1.00 | 1.25 | 13.00 | 16.25 | 1,019,298 | | | | | | | |
| 2 | 009615 | C | SLOUGH-MAS | 0 | 0004 | CG | 0.00 | 0.00 | 1.64 | AC | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 41 | | | | | | | |

REVIEW DATE 04/08/2022 BY KK Total Acres: 1.64 Total Land Value: 1,019,339 Market: 0 Agricultural: 0 Common: 1,019,339 PRINTED 07/09/2026 BY SYS

IN OR 2127/553 (EX ST RD)
MARSH LAND

**TESTON EILEEN**
95415 BARNWELL RD
FERNANDINA BEACH, FL 32034

**2026**

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

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

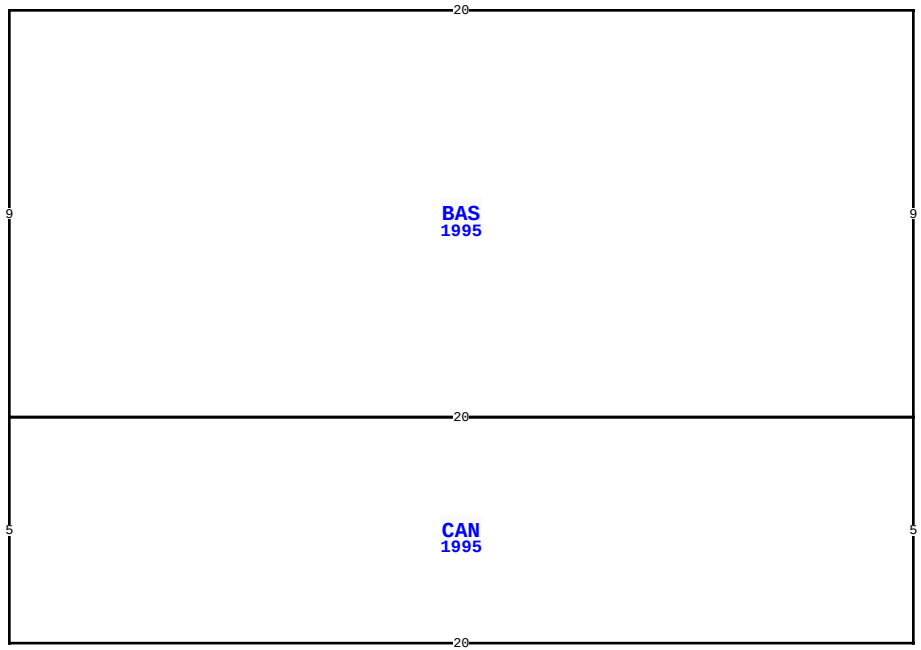
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 4 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 2100 | RESTAURANTS/CAFE |
| 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 | 180 | 100 | 1995 | 180 | 17,265 |
| CAN | 100 | 30 | 1995 | 30 | 2,878 |
| TOTALS | 280 | | | 210 | 20,142 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3803 | 04 | 210 | 76.5450 | 137.02 | 28,774 | 1995 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

5 RSTRM BLDG 0% - 0 Heated Area: 180 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 04/08/2022 KK | LGL DATE | |
| XF DATE | | LAND DATE | 04/16/2026 DC |
| INC DATE | | AG DATE | |

96008 WADES PL, FERNANDINA BEACH

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 7 | Tax Dist: |
| BUILDING MARKET VALUE | 634,950 |
| TOTAL MARKET OB/XF VALUE | 67,905 |
| TOTAL LAND VALUE - MARKET | 1,019,339 |
| TOTAL MARKET VALUE | 1,722,194 |
| SOH/AGL Deduction | 956,941 |
| ASSESSED VALUE | 765,253 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 765,253 |
| TOTAL JUST VALUE | 1,722,194 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,535,830 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 984422 | REMODEL | 10,000 | 05/01/1998 |
| 974551 | ADDITION | 18,000 | 12/01/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2127/0553 | 6/07/2017 | WD | Q | I | 01 | 450,000 |
| GRANTOR: SPARKMAN WADE HAMPTON | | | | | | |
| GRANTEE: TESTON EILEEN | | | | | | |
| 0747/0956 | 12/29/1995 | WD | Q | I | 01 | 100 |
| GRANTOR: SPARKMAN WADE HAMPTON | | | | | | |
| GRANTEE: SPARKMAN WADE HAMPT | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1995] W20 S9 CAN=[YR=1995] S5 E20 N5 W20$ E20 N9$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0940 | SHEDS/PORT | 0 | 0 | 6 | 4 | 24.00 | SF | 30.00 | 30.00 | 100 | 2018 | 2018 | 3 | 74 | 533 | |
| 12 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 2,176.00 | SF | 2.00 | 2.00 | 100 | 2018 | 2018 | 3 | 78 | 3,395 | |
| 13 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 852.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 96 | 4,253 | |
| 14 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 51.00 | LF | 32.00 | 32.00 | 100 | 2018 | 2018 | 3 | 90 | 1,469 | |
| 15 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 6.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 90 | 1,620 | |
| 16 | 0381 | COOLER | 0 | 0 | 8 | 6 | 48.00 | SF | 82.50 | 82.50 | 100 | 2010 | 2010 | 3 | 62 | 2,455 | |
| 17 | 0810 | CONCRETE A | 0 | 0 | 12 | 12 | 144.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 96 | 899 | |
| 18 | 0142 | BAR TOP A | 0 | 0 | 0 | 0 | 51.00 | LF | 165.00 | 165.00 | 100 | 2018 | 2018 | 3 | 74 | 6,227 | |
| 19 | 0142 | BAR TOP A | 0 | 0 | 0 | 0 | 32.00 | LF | 165.00 | 165.00 | 100 | 2018 | 2018 | 3 | 74 | 3,907 | |
| 20 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 42.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 96 | 403 | |

TOTAL OB/XF 25,161

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 04/08/2022 BY KK Total Acres: 1.64 Total Land Value: 1,019,339 Market: 0 Agricultural: 0 Common: 1,019,339 PRINTED 07/09/2026 BY SYS

IN OR 2127/553 (EX ST RD)
MARSH LAND

**TESTON EILEEN**
95415 BARNWELL RD
FERNANDINA BEACH, FL 32034

**2026**

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

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 2100 | RESTAURANTS/CAFE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | 04/08/2022 | KK | LGL DATE |
| XF DATE | | | LAND DATE 04/16/2026 DC |
| INC DATE | | | AG DATE |

## NASSAU COUNTY PROPERTY

PAGE 3 of 3 7

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 7 | Tax Dist: |
| BUILDING MARKET VALUE | 634,950 |
| TOTAL MARKET OB/XF VALUE | 67,905 |
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| TOTAL MARKET VALUE | 1,722,194 |
| SOH/AGL Deduction | 956,941 |
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| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 765,253 |
| TOTAL JUST VALUE | 1,722,194 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,535,830 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2127/0553 | 6/07/2017 | WD | Q | I | 01 | 450,000 |
| GRANTOR: SPARKMAN WADE HAMPTON | | | | | | |
| GRANTEE: TESTON EILEEN | | | | | | |
| 0747/0956 | 12/29/1995 | WD | Q | I | 01 | 100 |
| GRANTOR: SPARKMAN WADE HAMPTON | | | | | | |
| GRANTEE: SPARKMAN WADE HAMPT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 21 | 0940 | SHEDS/PORT | 0 | 0 | 18 | 12 | 216.00 | SF | 60.00 | 60.00 | 100 | 2021 | 2021 | 3 | 86 | 11,146 | |
| 22 | 0350 | CARPORT WD | 0 | 0 | 18 | 5 | 90.00 | SF | 13.00 | 13.00 | 100 | 2021 | 2021 | 3 | 86 | 1,006 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,152

| 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 04/08/2022 BY KK Total Acres: 1.64 Total Land Value: 1,019,339 Market: 0 Agricultural: 0 Common: 1,019,339 PRINTED 07/09/2026 BY SYS