

PT OF SEC 46-3N-28E
IN OR 1978/1022 & OR 1982/159
ESMT OR 1483/426 & OR 2806/1758

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

2026

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
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	05	Quality Level 05
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	137,729
BAS	779	100	2019	779	103,164
FOP	198	30	2019	59	7,814
FOP	198	30	2019	59	7,814
FOP	396	30	2019	119	15,759
FOP	396	30	2019	119	15,759
FUS	1,070	100	2002	1,070	141,702
FUS	677	100	2019	677	89,656
PTO	72	5	2002	4	530
SFB	880	80	2016	704	93,232
TOTALS	5,825			4,642	614,747

** This building has 12 Sub-Areas

95415 BARNWELL RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2025 MLU

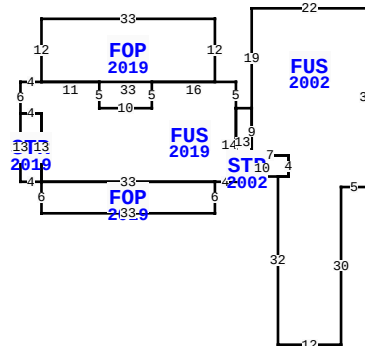
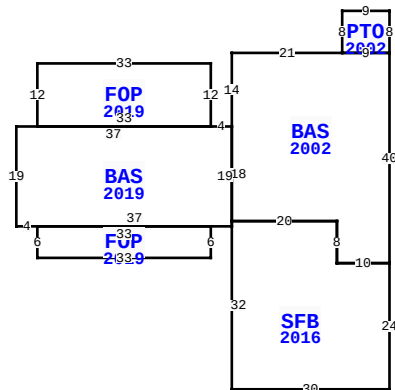
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2003	2003	3	29	4,060	
3	0300	BOAT DCK W	0	100	90	5	450.00	SF	20.00	20.00	100	2003	2003	3	29	2,610	
4	0100	BAR-B-Q	0	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	80	2,048	
8	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
10	0530	STBL WD	0	100	36	24	672.00	SF	37.50	37.50	100	2015	2015	3	71	17,892	
11	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2010	2010	3	35	1,400	
12	0350	CARPORT WD	0	100	40	20	800.00	SF	13.00	13.00	100	2005	2005	3	21	2,184	
15	0300	BOAT DCK W	0	100	0	0	200.00	SF	40.00	40.00	100	2017	2017	3	78	6,240	
16	0300	BOAT DCK W	0	100	0	0	976.00	SF	40.00	40.00	100	2017	2017	3	78	30,451	

LAND DESCRIPTION																
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
1	000100	C	RES	100		RSF-1	0.00	0.00	5.00	AC		1.00	1.00	0.90	100,000.00	90,000.00

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0900 01 4,642 107.6548 149.64 694,629 2002 2002 0 0 0 11.50 88.50
1 SNGL FAM 100% - 2017 Heated Area: 4270 HX Base Yr 2017



NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		641,813
TOTAL MARKET OB/XF VALUE		117,905
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,209,718
SOH/AGL Deduction		432,948
ASSESSED VALUE		776,770
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		725,359
TOTAL JUST VALUE		1,209,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,189,302

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 Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floop	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

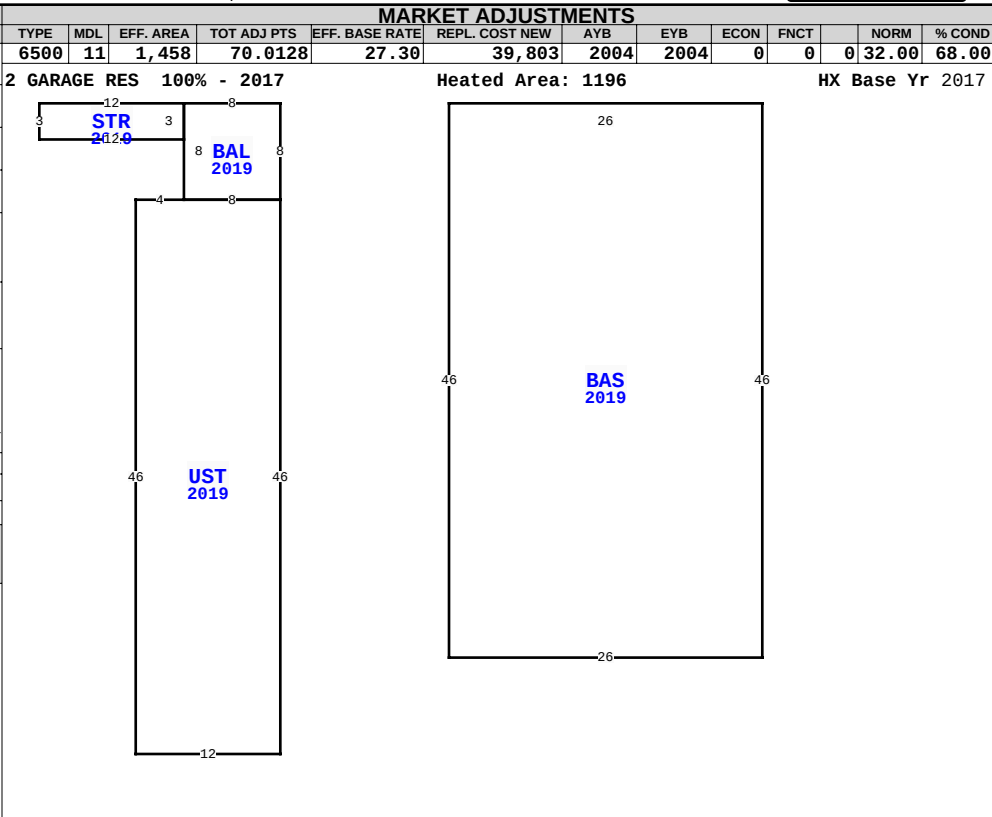
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	64	15	2019	10	186
BAS	1,196	100	2019	1,196	22,203
STR	36	10	2019	4	74
UST	552	45	2019	248	4,604
TOTALS	1,848			1,458	27,066

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
17	0350	CARPORT WD	0 100	20	10	200.00	SF	13.00	13.00	100	2017	2017	3	70	1,820	
18	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2017	2017	3	70	1,610	
19	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2017	2017	3	70	1,400	
20	0303	FLT DOCK W	0 100	18	10	180.00	SF	26.00	26.00	100	2017	2017	3	78	3,650	

LAND DESCRIPTION

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
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95415 BARNWELL RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2025	MLU
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TOTAL OB/XF 8,480

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
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GRANTEE: TESTON ELLA JEAN EI							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2019] W26 S46 E26 N46\$ PTR= W40 BAL=[YR=2019] W8
STR=[YR=2019] W12 S3 E12 N3\$ S8 UST=[YR=2019] W4 S46 E12
N46 W8\$ E8 N8\$ E40\$.