IN OR 783/510
EX 1-1 & 1-2
BOUNDRY AGRMT PT OR 780/793

SCOTT LOUIS R & CRISTY L
96769 O'NEAL SCOTT RD
FERNANDINA BEACH, FL 32034

**2023**

**39-2N-28-0000-0001-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 6000 | PASTURELAND 1 | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4020.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

ONEIL SCOTT RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/17/2017 MF |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 570,000 |
| TOTAL MARKET VALUE | 7,494 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 7,494 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 7,494 |
| TOTAL JUST VALUE | 570,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,500 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0783/0510 | 1/24/1997 | WD | U | V | 01 | 84,000 |
| GRANTOR: SCOTT STANLEY V & GLA | | | | | | |
| GRANTEE: SCOTT LOUIS R & CRI | | | | | | |
| 0780/0812 | 12/23/1996 | QC | U | V | 10 | 2,000 |
| GRANTOR: SRESOVICH LUKE D & MA | | | | | | |
| GRANTEE: SCOTT STANLEY V & G | | | | | | |

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

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 006005 | A | PAST/GRAZE | 0 | | OR | 0.00 | 0.00 | 11.35 | AC | | 1.00 | 1.00 | 1.00 | 440.00 | 440.00 | 4,994 | | | | | | | |
| 2 | 009530 | C | POND | 0 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 2,500 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | RS-1 | 0.00 | 0.00 | 11.35 | AC | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 567,500 | | | | | | | |

REVIEW DATE 07/11/2018 BY KW Total Acres: 12.35 Total Land Value: 7,494 Market: 567,500 Agricultural: 4,994 Common: 2,500 PRINTED 08/02/2023 BY SYS