IN OR 1037/1639
EX R/W OR 302/29
2003 CHNC/DW/MH

JONES PATRICIA
96174 ONEIL SCOTT RD
FERNANDINA BEACH, FL 32035

2023

39-2N-28-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

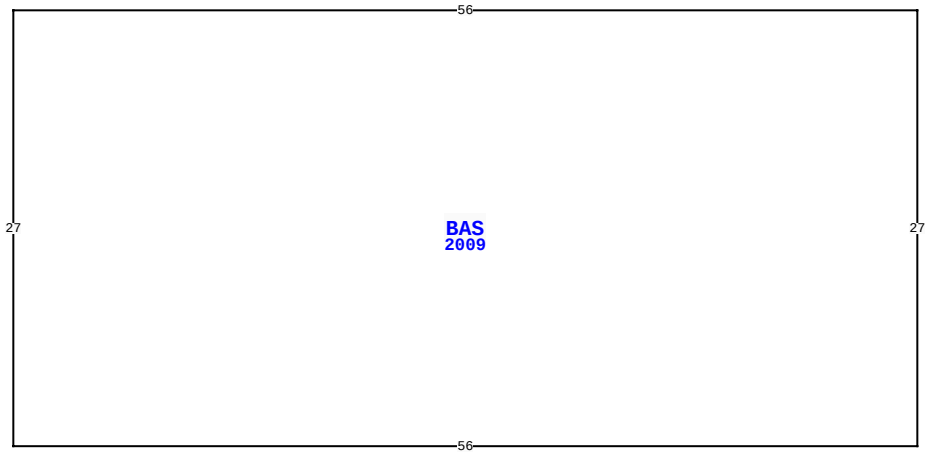
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	73,679
TOTALS	1,512		1,512	73,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	128.9200	90.24	136,443	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2010 Heated Area: 1512 HX Base Yr 2010



96174 ONEIL-SCOTT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		73,679
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		61,200
TOTAL MARKET VALUE		137,959
SOH/AGL Deduction		69,814
ASSESSED VALUE		68,145
TOTAL EXEMPTION VALUE	HX HB	43,145
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		137,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU02373	MH MOVE-ON	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1037/1639	2/15/2002	QC	U	V	01	100
GRANTOR: JONES CHARLIE						
GRANTEE: JONES PATRICIA						
0138/0016	1/02/1973	WD	U	V		400
GRANTOR: POWELL FRANK JR & DOR						
GRANTEE: JONES CHARLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W56 S27 E56 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	000102	C	SFR/MH	100	0006	OR	144.00	93.00	0.34	AC		1.00	1.00	2.25	80,000.00	180,000.00	61,200							

REVIEW DATE 07/16/2018 BY KW Total Acres: 0.34 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 08/02/2023 BY SYS