IN OR 1972/1993
BOUNDARY AGMT PT OR 780/793 &
PT OR 780/808 & 780/812

GIBBS NATHAN & CRYSTAL
96677 ONEIL-SCOTT RD
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

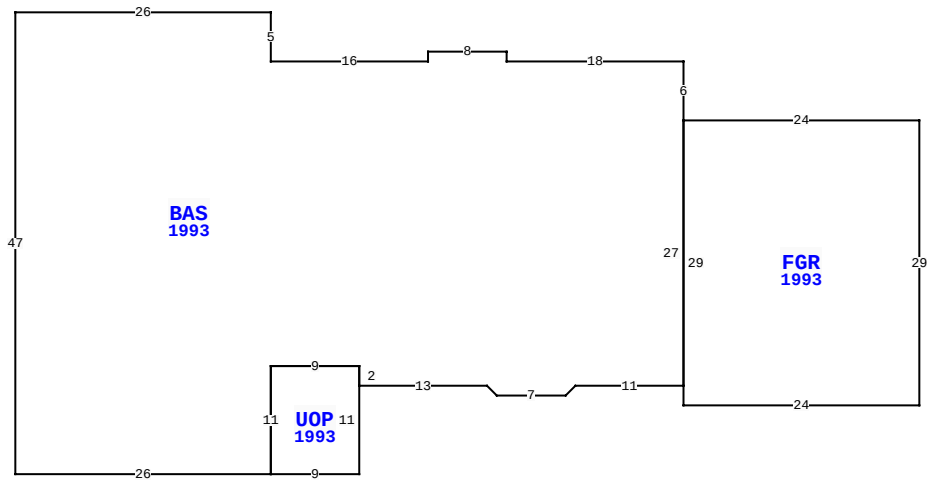
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,606	100	2,606	158,579
FGR	696	55	383	23,306
UOP	99	20	20	1,217
TOTALS	3,401		3,009	183,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,009	96.6000	87.18	262,325	1978	1978	0	0	0	30.20	69.80

1 SINGLE FAM – 100% - 2016 Heated Area: 2606 HX Base Yr 2016



96677 ONEIL-SCOTT RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		183,103
TOTAL MARKET OB/XF VALUE		3,882
TOTAL LAND VALUE - MARKET		241,360
TOTAL MARKET VALUE		428,345
SOH/AGL Deduction		190,157
ASSESSED VALUE		238,188
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,188
TOTAL JUST VALUE		428,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1972/1993	4/09/2015	WD	Q	I	01	240,000
GRANTOR: EISS VICKIE S						
GRANTEE: GIBBS NATHAN & CRYS						
1972/1991	3/06/2015	QC	U	I	11	100
GRANTOR: MORAN MATTHEW B & ZAC						
GRANTEE: EISS VICKIE S						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] N6 W18 N1 W8 S1 W16 N5 W26 S47 E26 UOP=[YR=1993] E9 N11 W9 S11$ N11 E9 S2 E13 D1 R1 E7 R1 U1 E11 N27$ S29 E24 N29$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	1980	1980	3	20	322	
3	0811	CONCRETE B	0	100	0	0	1,306.00	SF	4.42	4.42	100	1980	1980	3	35	2,020	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 3,882

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	000115	C	SFR ACRES	100		RS-1	0.00	0.00	4.31	AC		1.00	1.00	0.70	80,000.00	56,000.00	241,360							

REVIEW DATE 02/29/2016 BY KW Total Acres: 4.31 Total Land Value: 241,360 Market: 0 Agricultural: 0 Common: 241,360 PRINTED 08/02/2023 BY SYS