PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 1718/1889
(EX PT IN OR 1926/197 &

WILSON TERESA W
96555 O'NEIL-SCOTT RD
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0000-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 60
Interior Floo	01	NONE 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

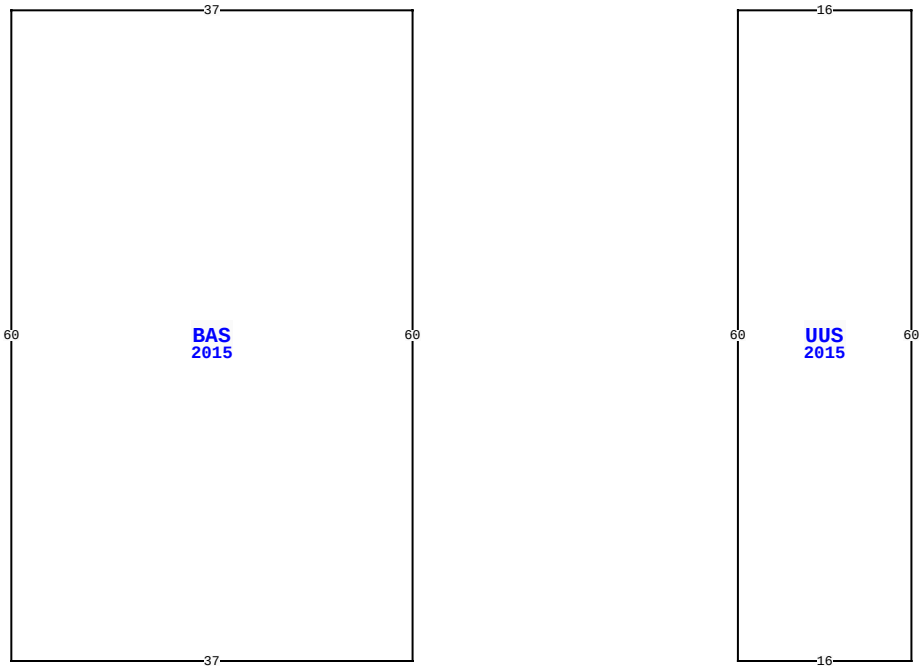
DOR CODE 6000 PASTURELAND 1
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,220	100	2,220	62,679
UUS	960	50	480	13,552
TOTALS	3,180		2,700	76,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	01	2,700	78.1632	32.83	88,641	2015	2015	0	0	0	14.00	86.00

2 STABLES EX – 0% - 0 Heated Area: 2220 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/12/2023 DCA
INC DATE		AG DATE	

ONEIL-SCOTT RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	76,231
TOTAL MARKET OB/XF VALUE	37,224
TOTAL LAND VALUE - MARKET	1,575,450
TOTAL MARKET VALUE	127,379
SOH/AGL Deduction	8,863
ASSESSED VALUE	118,516
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,516
TOTAL JUST VALUE	1,688,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429099	36X60BARN	0	07/01/2014
MH135475	CO ISSUED	0	05/21/2013
MH135475	CO ISSUED	0	05/01/2013
MH135475	MH MOVE-ON	0	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1718/1889	1/05/2011	WD	U	V	19	481,200
GRANTOR: SCOTT GLADYS T ESTATE						
GRANTEE: WILSON TERESA W						
1718/1885	1/05/2011	PR	U	V	19	100
GRANTOR: SCOTT GLADYS T ESTATE						
GRANTEE: SCOTT GLADYS T TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W37 S60 E37 N60$ PTR= E30 UUS=[YR=2015] E16 S60 W16 N60$ W30$.

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	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	2013	2013	3	75	1,800	
2	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	2013	2013	3	75	1,800	
3	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	2013	2013	3	75	1,800	
4	0201	BARN WD 10	0	0	52	40	2,080.00	SF	17.00	17.00	100	2018	2018	3	90	31,824	

LAND DESCRIPTION

TOTAL OB/XF 37,224

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	006000	A	PAST1/HAY	0		RS-1	0.00	0.00	31.01	AC		1.00	1.00	1.00	440.00	440.00	13,644							
2	005970	A	AGRI-POND	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	70.00	70.00	280							
3	009910	M	MKT.VAL.AG	0		RS-1	0.00	0.00	35.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	1,575,450							

REVIEW DATE 06/10/2019 BY KW Total Acres: 35.01 Total Land Value: 13,924 Market: 1,575,450 Agricultural: 13,924 Common: 0 PRINTED 08/02/2023 BY SYS