

PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 1655/441
(EX ESMT IN OR 1108/50)

SCOTT ELBERT O JR
96060 JASON WAY
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0000-0010-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floo	09 PINE WOOD 60
Interior Floo	14 CARPET 40
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
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

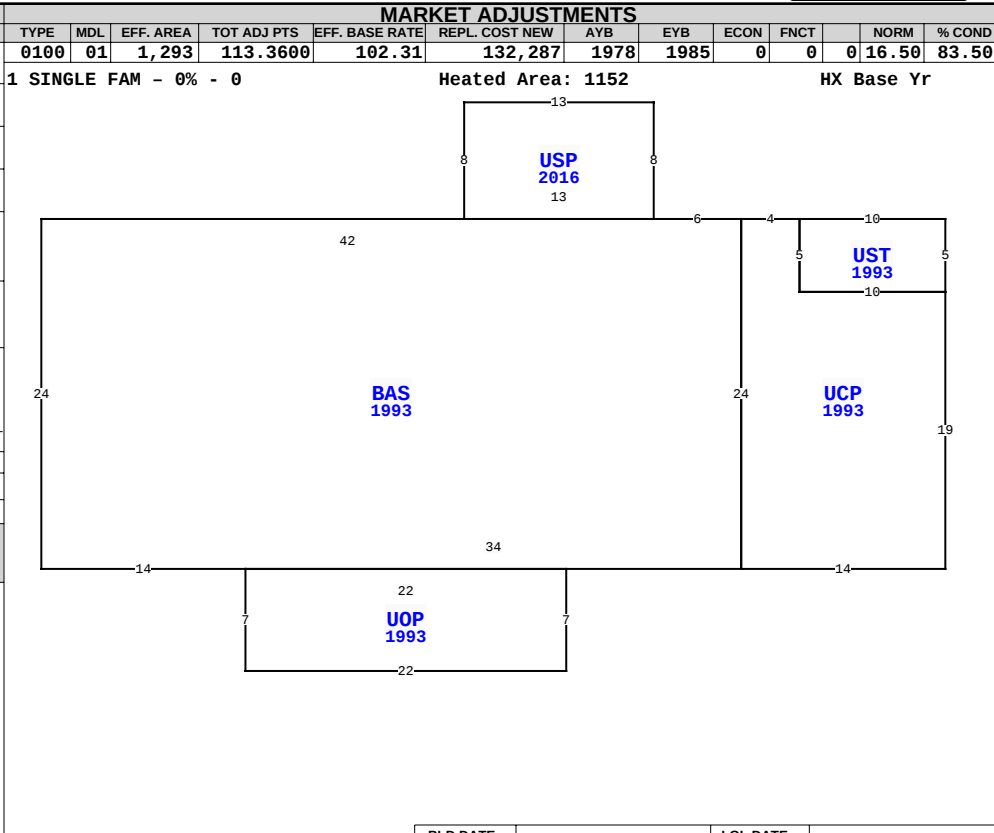
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	98,414
UCP	286	20	57	4,870
UOP	154	20	31	2,649
USP	104	30	31	2,649
UST	50	45	22	1,880

TOTALS	1,746		1,293	110,460
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	21	14			294.00	SF	6.50
2	0940	SHEDS/PORT	0	0	14	20			280.00	SF	30.00
3	0810	CONCRETE A	0	0	117	3			351.00	SF	6.50

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0		OR	0.00	0.00	0.50	AC	



96060 JASON WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
294.00	SF	6.50	6.50	100	1980	1980	3	35	669	
280.00	SF	30.00	30.00	100	1998	1998	3	20	1,680	
351.00	SF	6.50	6.50	100	2000	2000	3	80	1,825	

TOTAL OB/XF												4,174				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	0		OR	0.00	0.00	0.50	AC		1.00	1.00	80,000.00	88,000.00	44,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				110,460	
TOTAL MARKET OB/XF VALUE				4,174	
TOTAL LAND VALUE - MARKET				44,000	
TOTAL MARKET VALUE				158,634	
SOH/AGL Deduction				28,373	
ASSESSED VALUE				130,261	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				130,261	
TOTAL JUST VALUE				158,634	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				121,184	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1655/0441	12/23/2009	QC	U	I	11
GRANTOR: SCOTT LOIS B					
GRANTEE: SCOTT ELBERT O JR &					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W6 USP=[YR=2016] N8 W13 S8 E13\$ W42 S24 E14											
UOP=[YR=1993] S7 E22 N7 W22\$ E34 UCP=[YR=1993] E14 N19											
UST=[YR=1993] N5 W10 S5E10\$ W10 N5 W4 S24 \$ N24\$.											