

PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 2273/1534
(EX ESMT IN DBK 262/258)

ANDERSON ERIK H & COURTNEY D
96713 ONEIL SCOTT RD
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0000-0011-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2												
Exterior Wall	05	AVERAGE 50	0100	01	1,753	116.5000	105.14	184,310	1958	1995	0	0	0	18.00	82.00	VALUATION BY											
Exterior Wall	19	COMMON BRK 50	1 SINGLE FAM - 100% - 2023													Heated Area: 1588											
Roof Structure	03	GABLE/HIP 100	HX Base Yr 2023													Tax Group: 4											
Roof Cover	12	MODULAR MT 100														Tax Dist:											
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE											
Interior Floo	14	CARPET 70														TOTAL MARKET OB/XF VALUE											
Interior Floo	08	SHT VINYL 30														TOTAL LAND VALUE - MARKET											
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE											
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction											
Bedrooms	3	100														ASSESSED VALUE											
Bathrooms	2	100														TOTAL EXEMPTION VALUE											
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE											
Stories	2.	2. 100														TOTAL JUST VALUE											
Units	0	100														NCON VALUE											
BUD8 Adjustme	04	DIST 01 100														INCOME VALUE											
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE											
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	1,140	100	1,140	98,285																							
FCP	252	25	63	5,432																							
FOP	208	30	62	5,346																							
FST	24	55	13	1,121																							
FUS	448	100	448	38,624																							
UST	60	45	27	2,328																							
TOTALS			2,132	1,753												151,134											
EXTRA FEATURES			96713 ONEIL-SCOTT RD, FERNANDINA BEACH																								
L N	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	0510	GARAGE WD-	0	100	20	23	460.00	SF	35.00	35.00	100	1980	1980	3	20	3,220											
2	0300	BOAT DCK W	0	100	0	0	243.00	SF	40.00	40.00	100	1995	1995	3	24	2,333											
3	0300	BOAT DCK W	0	100	0	0	238.00	SF	40.00	40.00	100	1995	1995	3	24	2,285											
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715											
5	0511	GARAGE CB-	0	100	12	12	144.00	SF	40.00	40.00	100	1997	1997	3	75	4,320											
6	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1997	1997	3	20	40											
7	0350	CARPORT WD	0	100	12	10	120.00	SF	13.00	13.00	100	1997	1997	3	20	312											
8	0810	CONCRETE A	0	100	0	0	220.00	SF	6.50	6.50	100	1997	1997	3	75	1,073											
9	0303	FLT DOCK W	0	100	8	16	128.00	SF	26.00	26.00	100	1980	1980	3	20	666											
10	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00	45.00	100	1980	1980	3	20	144											
LAND DESCRIPTION			TOTAL OB/XF													16,108											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000130	C	SFR WATER	100		OR	105.00	200.00	1.00	UT		1.00	1.00	1.00	135,000.00	135,000.00	135,000										
REVIEW DATE 12/30/2019 BY KWX Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS																											

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4
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