



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	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

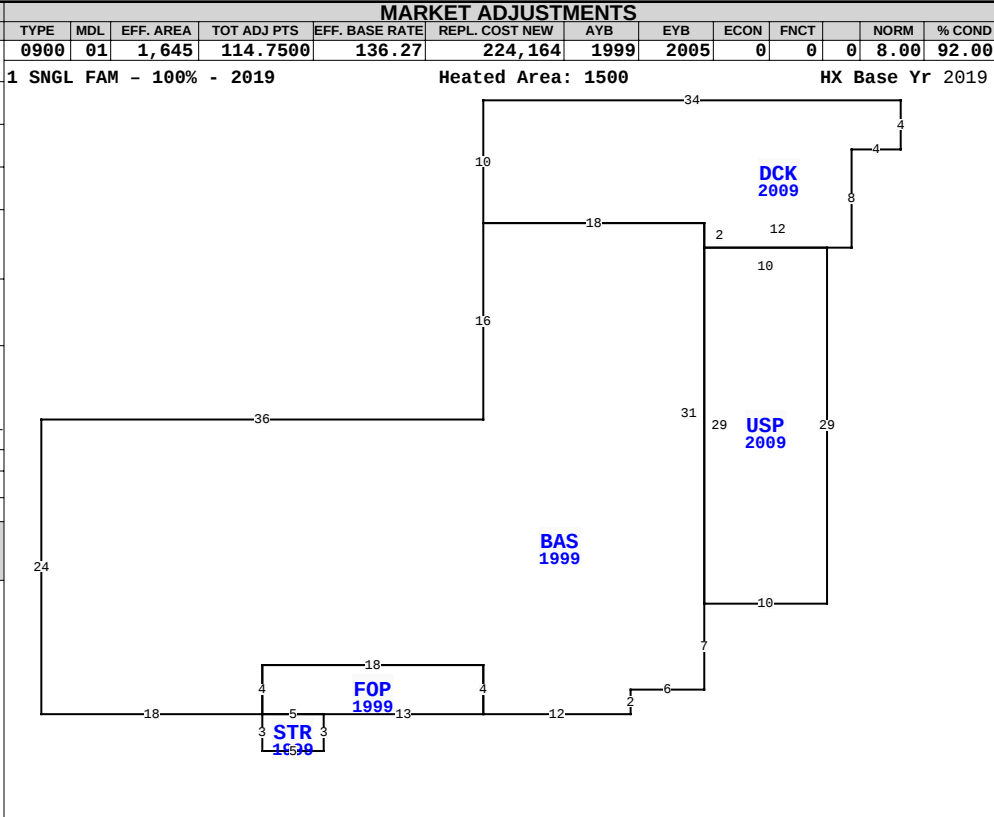
NEIGHBORHOOD/LOC	4020.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	188,053
DCK	340	10	34	4,262
FOP	72	30	22	2,758
STR	15	10	2	251
USP	290	30	87	10,907
TOTALS	2,217		1,645	206,231

EXTRA FEATURES		
----------------	--	--

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0300	BOAT DCK W	0 100	0	0	1,220.00	SF	40.00	40.00	100	2010	2010	3	64	31,232	
3	0311	WD GANG WY	0 100	0	0	16.00	SF	45.00	45.00	100	2010	2010	3	50	360	
4	0303	FLT DOCK W	0 100	16	10	160.00	SF	26.00	26.00	100	2010	2010	3	64	2,662	
5	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2010	2010	3	50	1,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000130	C



96644 ONEIL-SCOTT RD, FERNANDINA BEACH
--

TOTAL OB/XF																38,194
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
1	000130	C	SFR WATER	100	0005	RS-1	175.00	193.00	1.06	AC		1.00	1.00	1.10	160,000.00	176,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		206,231			
TOTAL MARKET OB/XF VALUE		38,194			
TOTAL LAND VALUE - MARKET		186,560			
TOTAL MARKET VALUE		430,985			
SOH/AGL Deduction		157,105			
ASSESSED VALUE		273,880			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		223,880			
TOTAL JUST VALUE		430,985			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		334,603			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001621	(11) WINDOWS	6,902	03/01/2020
9906077	NEW CONSTR	90,000	05/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2220/0866	8/29/2018	WD U	I	I	30
GRANTOR: LEEPER WILLIAM H & EM					SALE PRICE
GRANTEE: MOORE KRISTOPHER CH					420,000
2220/0863	8/28/2018	WD U	I	I	11
GRANTOR: MCARTHY SEAN PATRICK					100
GRANTEE: MOORE KRISTOPHER CH					

BUILDING NOTES		
----------------	--	--

BUILDING DIMENSIONS		
DCK=[YR=2009] W34 S10 BAS=[YR=1999] S16 W36 S24 E18		
STR=[YR=1999] S3 E5 N3 FOP=[YR=1999] E13 N4 W18 S4 E5 \$ W5		
\$ N4 E18 S4 E12 N2 E6 N7 USP=[YR=2009] E10 N29 W10 S29 \$ N31		
W18 \$ E18 S2 E12 N8 E4 N4 \$.		