PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 1648/1956

FRENCH MARGIE C EST
4398 LORI LOOP ROAD
KEYSTONE HEIGHTS, FL 32656

2023

39-2N-28-0000-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

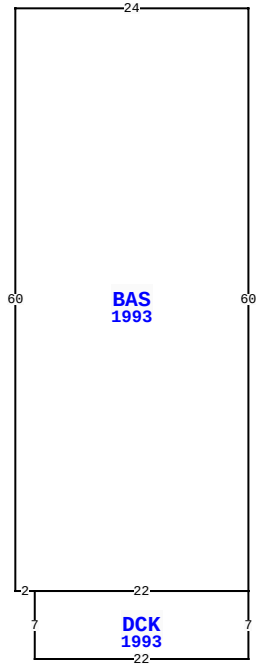
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	40,142
DCK	154	10	15	418
TOTALS	1,594		1,455	40,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND
0100	01	1,455	90.3108	81.51	118,597	1957	1967	0	0	35	30.80	34.20

1 SINGLE FAM – 0% - 0 Heated Area: 1440 HX Base Yr



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

96275 ONEIL-SCOTT RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	40,560
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	90,560
SOH/AGL Deduction	41,998
ASSESSED VALUE	48,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,562
TOTAL JUST VALUE	90,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0024	REPAIR/RRF	2,100	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1648/1956	11/03/2009	QC	U	I	11	100
GRANTOR: BARKER & BARKER PA						
GRANTEE: FRENCH MARGIE C						
1573/1802	6/26/2008	QC	U	I	01	100
GRANTOR: FRENCH MARGIE C						
GRANTEE: FRENCH MARGIE C ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S60 E2 DCK=[YR=1993] S7 E22 N7 W22$ E22 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	0	0006	OR	105.00	220.00	0.50	AC		1.00	1.00	1.25	80,000.00	100,000.00	50,000							

REVIEW DATE 07/06/2020 BY KWA Total Acres: 0.50 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS