PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 1051/545 &
OR 1859/238

KIRKLAND-GLOVER CARLESA
96243 ONEIL-SCOTT RD
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0000-0017-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

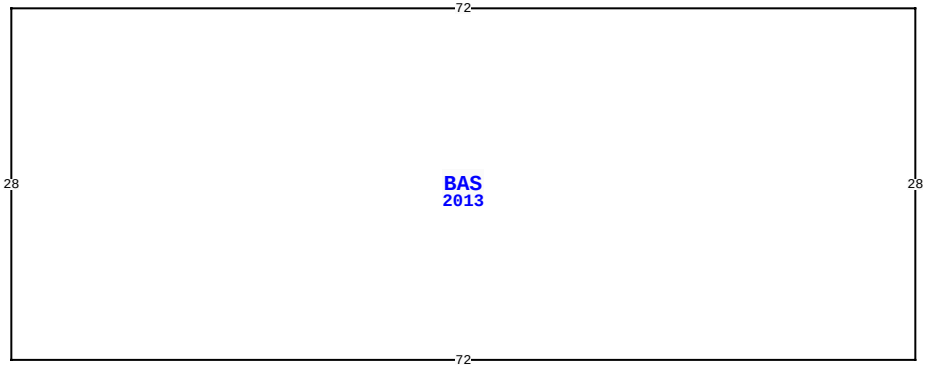
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	2,016	122,774
TOTALS	2,016		2,016	122,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,016	116.0000	81.20	163,699	2013	2013	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2014 Heated Area: 2016 HX Base Yr 2014



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

96243 ONEIL-SCOTT RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		122,774
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		82,400
TOTAL MARKET VALUE		205,174
SOH/AGL Deduction		125,012
ASSESSED VALUE		80,162
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,162
TOTAL JUST VALUE		205,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135508	CO ISSUED	0	12/18/2013
M1319063	H/AC	0	12/01/2013
E1327057	NEW CONSTR	0	12/01/2013
MH135508	MH MOVE-ON	0	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1859/0238	5/07/2013	QC	U	I	11	100
GRANTOR: ALEXANDER REGINALD						
GRANTEE: KIRKLAND-GLOVER CAR						
1440/0524	8/28/2006	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF NEW YORK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W72 S28 E72 N28 $.

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	000102	C	SFR/MH	100			105.00	440.00	1.03	AC		1.00	1.00	1.00	80,000.00	80,000.00	82,400							

REVIEW DATE 10/17/2016 BY KW Total Acres: 1.03 Total Land Value: 82,400 Market: 0 Agricultural: 0 Common: 82,400 PRINTED 08/02/2023 BY SYS