PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 2154/459

WILLIAMS ADAM J
309 NORTH 17TH ST
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0000-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
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	01	Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

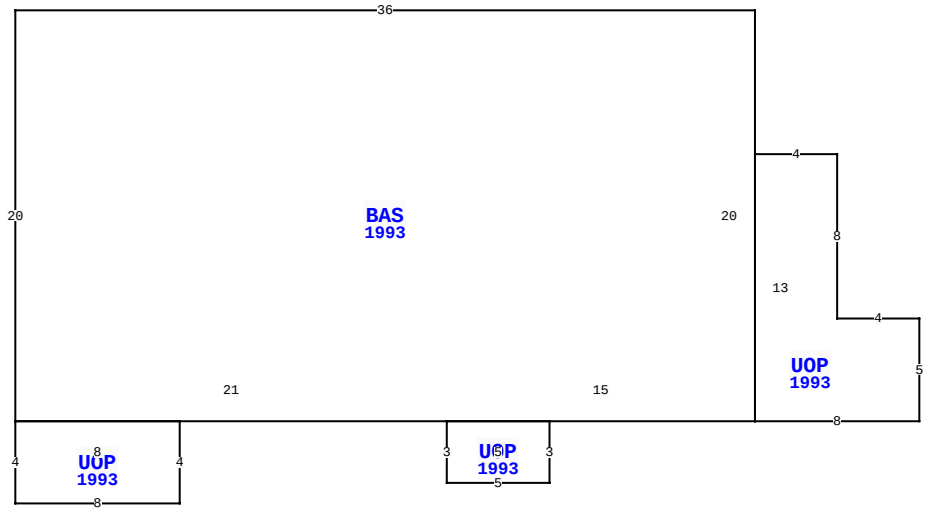
NEIGHBORHOOD/LOC 4012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	7,334
UOP	15	20	3	31
UOP	32	20	6	61
UOP	72	20	14	143
TOTALS	839		743	7,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	743	56.4300	50.93	37,841	1972	1972	0	0	50	45.00	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 720 HX Base Yr



96181 ONEIL-SCOTT RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	7,568
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	17,480
TOTAL MARKET VALUE	25,048
SOH/AGL Deduction	9,756
ASSESSED VALUE	15,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,292
TOTAL JUST VALUE	25,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2154/0459	10/22/2017	SW	U	I	37	8,500
GRANTOR: FIRST COAST INC						
GRANTEE: WILLIAMS ADAM J						
2096/1076	1/24/2017	TX	U	I	11	3,800
GRANTOR: TAX COLLECTOR						
GRANTEE: FIRST COAST INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S20 UOP=[YR=1993] S4 E8 N4 W8$ E21
UOP=[YR=1993] S3 E5 N3 W5 $ E15 UOP=[YR=1993] E8 N5 W4 N8 W4 S13$ N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	80.00	105.00	0.19	AC		1.00	1.00	1.15	80,000.00	92,000.00	17,480							

REVIEW DATE 11/30/2017 BY KW Total Acres: 0.19 Total Land Value: 17,480 Market: 0 Agricultural: 0 Common: 17,480 PRINTED 08/02/2023 BY SYS