

IN OR 107/367 & OR 105/522
IN OR 976/1898 & OR 1718/1666
PARCELS 17-1 17-8 & 16 ALSO

SHEPHARD KENNETH L & LOICE V
96148 ONEIL SCOTT RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0017-0010



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 1 4															
Exterior Wall	20	FACE BRICK 60	0100	01	4,325	98.6480	89.03	385,055	1990	1990	0	0	20.56	79.44	VALUATION BY STANDARD															
Exterior Wall	12	CEDAR 40	1 SINGLE FAM - 100% - 0													Heated Area: 3979 HX Base Yr														
Roof Structure	03	GABLE/HIP 100														VALUATION SUMMARY														
Roof Cover	03	COMP SHNGL 100														Tax Group: 4 Tax Dist:														
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 305,888														
Interior Floor	14	CARPET 70														TOTAL MARKET OB/XF VALUE 65,293														
Interior Floor	11	CLAY TILE 30														TOTAL LAND VALUE - MARKET 108,160														
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 479,341														
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 210,184														
Bedrooms	5	100														ASSESSED VALUE 269,157														
Bathrooms	3.5	100														TOTAL EXEMPTION VALUE HX HB VX 55,000														
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 214,157														
Stories	2.	2. 100	TOTAL JUST VALUE 479,341																											
Units	0	100	NCON VALUE 0																											
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 330,533																											
Quality	03	Quality Level 03																												
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	1,927	100	1,927	136,288																										
BAS	572	100	572	40,455																										
FGR	575	55	316	22,349																										
FOP	44	30	13	919																										
FUS	1,480	100	1,480	104,673																										
STP	36	10	4	283																										
UST	28	45	13	919																										
TOTALS	4,662		4,325	305,888																										
EXTRA FEATURES					96148 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															
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450																
4	0812	CONCRETE C	0 100	0 0	5,001.00	SF	4.00	4.00	100	1998	1998	3	77	15,403																
5	1242	WD DECK A	0 100	20 16	320.00	SF	5.00	5.00	100	1991	1991	3	20	320																
6	0749	M/H STORG	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1969	1969	3	20	400																
7	0940	SHEDS/PORT	0 100	28 12	336.00	SF	18.00	18.00	100	1980	1980	3	20	1,210																
8	0510	GARAGE WD-	0 100	38 50	1,900.00	SF	35.00	35.00	100	2011	2011	3	68	45,220																
9	0810	CONCRETE A	0 100	0 0	48.00	SF	6.50	6.50	100	2011	2011	3	93	290																
TOTAL OB/XF 65,293																														
LAND DESCRIPTION					TOTAL OB/XF 65,293																									
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	000115	C	SFR ACRES	100		OR	100.00	220.00	1.69	AC		1.00	1.00	0.80	80,000.00	64,000.00	108,160													
REVIEW DATE 12/04/2017 BY KW Total Acres: 1.69 Total Land Value: 108,160 Market: 0 Agricultural: 0 Common: 108,160 PRINTED 08/02/2023 BY SYS																														