IN OR 659/1224
ESMT PT OR 746/1049

O'NEAL FARRON W & KAREN E
96022 NELSON RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	06	Quality Level 06

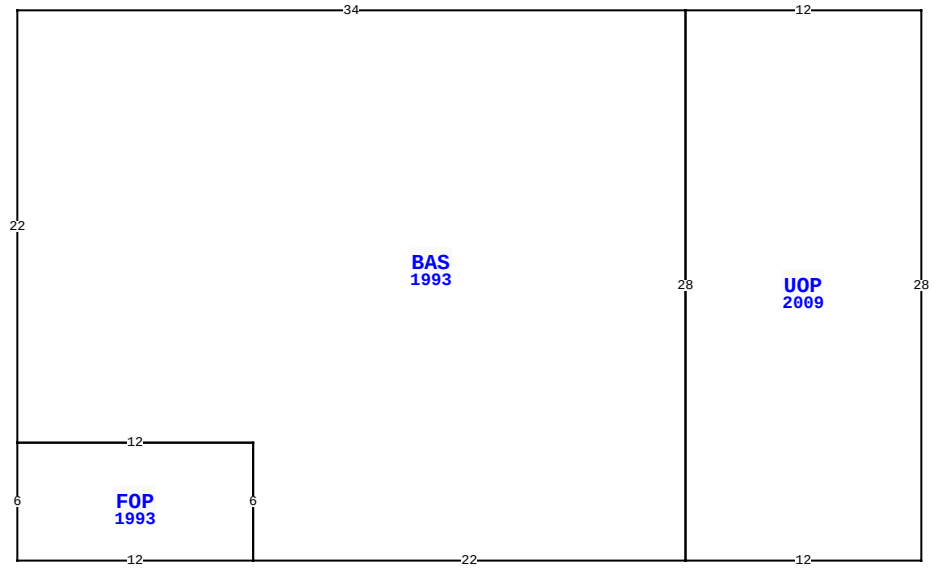
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	880	88,955
FOP	72	30	22	2,224
UOP	336	20	67	6,773
TOTALS	1,288		969	97,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	969	134.1360	121.06	117,307	1961	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 880 HX Base Yr



BLD DATE 04/09/2015 KK | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

96022 NELSON RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		97,951
TOTAL MARKET OB/XF VALUE		6,521
TOTAL LAND VALUE - MARKET		38,250
TOTAL MARKET VALUE		142,722
SOH/AGL Deduction		101,031
ASSESSED VALUE		41,691
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,691
TOTAL JUST VALUE		142,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0659/1224	5/29/1992	WD	Q	I		21,000
GRANTOR: MEEKS HOWARD & L						
GRANTEE: O'NEAL FARRON & K						
0090/0219	1/01/1969	TA	U	I		2,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2009] S28 E12 N28 W12 $ BAS=[YR=1993] W34 S22
FOP=[YR=1993] S6 E12 N6W12$ E12 S6 E22 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
1	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,936	
3	0510	GARAGE WD-	0	100	21	21	441.00	SF	35.00	35.00	100	1994	1994	3	23	3,550	
4	0681	POLE SHED	0	100	25	12	300.00	SF	15.00	15.00	100	1994	1994	3	23	1,035	

LAND DESCRIPTION

TOTAL OB/XF 6,521

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	100	0005	RS-2	65.00	317.00	1.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	38,250							

REVIEW DATE 03/28/2019 BY KWX Total Acres: 0.00 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 08/02/2023 BY SYS