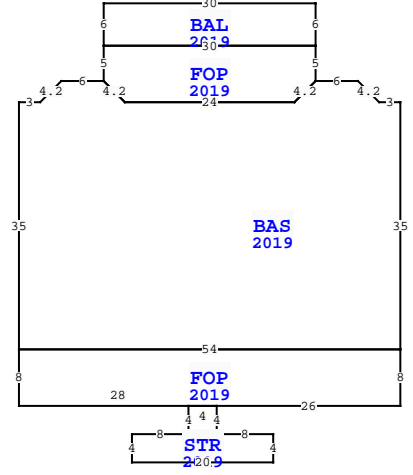
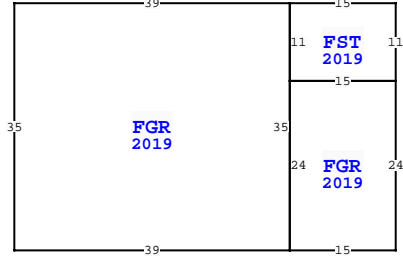


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	13 STAND SEAM 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	2. 2.100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	3,220	120.0738	150.09	483,290	2019	2019	0	0	0	1.75	98.25		
1 SNGL FAM - 0% - 0 Heated Area: 1944 HX Base Yr														



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4020.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	180	15	27	3,981
BAS	1,944	100	1,944	286,669
FGR	360	55	198	29,198
FGR	1,365	55	751	110,745
FOP	231	30	69	10,175
FOP	432	30	130	19,171
FST	165	55	91	13,419
STR	96	10	10	1,475
TOTALS	4,773		3,220	474,832

96670 ONEIL-SCOTT RD, FERNANDINA BEACH, FL 32034

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

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	0	0	1,643.00	SF	6.00	6.00	100	2019	2019	3	98	9,661	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			474,832
TOTAL MARKET OB/XF VALUE			13,126
TOTAL LAND VALUE - MARKET			192,960
TOTAL MARKET VALUE			680,918
SOH/AGL Deduction			62,774
ASSESSED VALUE			618,144
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			618,144
TOTAL JUST VALUE			680,918
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			659,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909460	CO ISSUED	0	11/27/2019
B1909460	NEW CONSTR	341,374	02/01/2019
9906077	NEW CONSTR	90,000	05/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1191/1038	11/26/2003	WD	Q	V		143,000
GRANTOR: MCCARTHY SEAN P & ELI						
GRANTEE: PALMISANO PAUL A &						
0876/1576	4/01/1999	WD	U	V	07	100
GRANTOR: SCOTT GLADYS THELMA						
GRANTEE: MCCARTHY SEAN & ELI						

BUILDING NOTES

BUILDING DIMENSIONS
 FST=[YR=2019] W15 FGR=[YR=2019] W39 S35 E39 FGR=[YR=2019] E15 N24 W15 S24\$ N35\$ S11 E15 N11\$ PTR= E20 BAS=[YR=2019] E3 U3 R3 E6 FOP=[YR=2019] N5 BAL=[YR=2019] N6 E30 S6 W30\$ E30 S5 D3 L3 W24 U3 L3 \$ D3 R3 E24 U3 R3 E6 D3 R3 E3 S35 FOP=[YR=2019] S8 W26 STR=[YR=2019] S4 E8 S4 W20 N4 E8 N4 E4\$ W28 N8 E54\$ W54 N35\$ W20\$.

LAND DESCRIPTION														TOTAL OB/XF										
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	000130	C	SFR WATER	0	0008	RSF	1375.00	106.00	1.34	AC		1.00	1.00	0.90	160,000.00	144,000.00	192,960							