

PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 1718/1889
(EX PT IN OR 1926/197 &

WILSON TERESA W
96555 O'NEIL-SCOTT RD
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0000-0008-0020



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	10	ABOVE AVG 100	8801	01	2,700	78.1632	32.83	88,641	2015	2015	0	0	0	16.00	84.00	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	2 STABLES EX - 0% - 0													Heated Area: 2220										
Roof Cover	12	MODULAR MT 100														HX Base Yr										
Interior Wall	02	WALL BD/WD 100																								
Interior Floo	03	CONC FINSH 60																								
Interior Floo	01	NONE 40																								
Air Condition	01	NONE 100																								
Heating Type	01	NONE 100																								
Bedrooms		0 100																								
Bathrooms		1 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.5	1.5 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			06	Quality Level 06																						
DOR CODE			6000 PASTURELAND 1																							
MAP NUM															MKT AREA 04											
NEIGHBORHOOD/LOC			4020.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,220	100	2,220	61,222																						
UUS	960	50	480	13,237																						
TOTALS			3,180	2,700	74,458																					
EXTRA FEATURES															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									
1	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	2013	2013	3	71	1,704										
2	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	2013	2013	3	71	1,704										
3	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	2013	2013	3	71	1,704										
4	0201	BARN WD 10	0	0	52	40	2,080.00	SF	17.00	17.00	100	2018	2018	3	87	30,763										
LAND DESCRIPTION															TOTAL OB/XF 35,875											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	006000	A	PAST1/HAY	0		RSF-1	0.00	0.00	31.01	AC		1.00	1.00	1.00	370.00	370.00	11,474									
2	005970	A	AGRI-POND	0		RSF-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	70.00	70.00	280									
3	009910	M	MKT.VAL.AG	0		RSF-1	0.00	0.00	35.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	1,575,450									
REVIEW DATE 06/10/2019 BY KW Total Acres: 35.01 Total Land Value: 11,754 Market: 1,575,450 Agricultural: 11,754 Common: 0 PRINTED 08/06/2024 BY SYS																										