

IN OR 543/504 PAR 9 & 9-2
R378254 R378255
ESMT OR 1122/335

SCOTT LOUIS RANDOLPH & CRISTY
96769 ONEIL-SCOTT RD
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0000-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	1,722	64,802
BAS	612	100	612	23,031
FOP	70	30	21	790
FOP	36	30	11	414
UCP	483	20	97	3,650
UOP	616	25	154	5,795
UST	108	55	59	2,220
TOTALS	3,647		2,676	100,703

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	20	240.00	SF	20.10	20.10	100	1988
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
3	0300	BOAT DCK W	0 100	120	3	360.00	SF	40.00	40.00	100	1960
4	0300	BOAT DCK W	0 100	0	0	375.00	SF	40.00	40.00	100	1999
5	0303	FLT DOCK W	0 100	12	24	288.00	SF	26.00	26.00	100	1999
6	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	2003
7	0811	CONCRETE B	0 100	48	20	960.00	SF	5.20	5.20	100	1999

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	100	0005	OR	145.00	740.00	2.89	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,676	128.0000	89.60	239,770	1988	1998	0	0	58.00	42.00
1 M/H 93- - 100% - 1989											
Heated Area: 2334											
HX Base Yr 1989											
96769 ONEIL-SCOTT RD, FERNANDINA BEACH											
BLD DATE: 06/05/2023 MLU											
XF DATE: 06/05/2023 MLU											
INC DATE: 06/05/2023 MLU											

TOTAL OB/XF											
17,513											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		100,703	
TOTAL MARKET OB/XF VALUE		17,513	
TOTAL LAND VALUE - MARKET		462,400	
TOTAL MARKET VALUE		580,616	
SOH/AGL Deduction		462,150	
ASSESSED VALUE		118,466	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		68,466	
TOTAL JUST VALUE		580,616	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		508,983	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5437	ADDITION	24,010	01/17/1989
7592	MH MOVE-ON	42,183	12/14/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0543/0504	5/17/1988	WD U	I	09	
GRANTOR: JONES REVERE & JOAN					SALE PRICE
GRANTEE: SCOTT LOUIS & CRIST					55,000
0362/0365					100
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W34 UST=[YR=2009] W9 UCP=[YR=2009] N5 W21 S23 BAS=[YR=1993] S28 E2 UOP=[YR=2009] S10 E16 S2 E13 N2 E30 N10W59 \$ E19 FOP=[YR=1993] E14 N5 W14 S5 \$ N5 E14 S5 E29 N28 W34 FOP=[YR=2009] W6 N6 E6 S6 \$ W30 \$ E21 N18 \$ S12 E9 N12 \$ S18 E34 N18 \$.											