PT OR 691 PG 57 & OR 1387/925
(EX 12-9) LYING W OF RD

SCOTT STANLEY VIRGIL
2146 SOUND OVERLOOK DR E
JACKSONVILLE, FL 32224

2024

39-2N-28-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

ONEIL-SCOTT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2019 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	518,750
TOTAL MARKET VALUE	7,678
SOH/AGL Deduction	0
ASSESSED VALUE	7,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,678
TOTAL JUST VALUE	518,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	518,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1387/0925	2/07/2006	WD	U	V	01	100
GRANTOR: SCOTT GLADYS T						
GRANTEE: SCOTT STANLEY VIRGI						
0878/1994	4/15/1999	WD	U	V	01	100
GRANTOR: SCOTT GLADYS T						
GRANTEE: SCOTT GLADYS T TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	006005	A	PAST/GRAZE	0		RSF-1	0.00	0.00	20.75	AC		1.00	1.00	1.00	370.00	370.00	7,678							
2	009910	M	MKT.VAL.AG	0		RSF-1	0.00	0.00	20.75	AC		1.00	1.00	1.00	25,000.00	25,000.00	518,750							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 20.75 Total Land Value: 7,678 Market: 518,750 Agricultural: 7,678 Common: 0 PRINTED 08/06/2024 BY SYS