PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 1829/1771

KEAHEY JULIA
1733 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0000-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

96065 GARNER VIEW MNR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	669,440
TOTAL MARKET VALUE	681,440
SOH/AGL Deduction	442,279
ASSESSED VALUE	239,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,161
TOTAL JUST VALUE	681,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	472,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B180547	SHED	12,236	07/01/2018
MH03142	MH MOVE-ON	0	06/01/2000
9026	MH MOVE-ON	25,000	08/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1829/1771	11/30/2012	WD	Q	I	02	94,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: KEAHEY JULIA						
1829/1758	11/19/2012	QC	U	I	11	100
GRANTOR: SCOTT STANLEY V TRUST						
GRANTEE: BRANCH BANKING & TR						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2009	2009	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000115	C	SFR ACRES	0	0007	RSF-1	0.00	0.00	10.46	AC		1.00	1.00	0.80	80,000.00	64,000.00	669,440							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 10.46 Total Land Value: 669,440 Market: 0 Agricultural: 0 Common: 669,440 PRINTED 08/06/2024 BY SYS