PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 813/614
(EX R/W IN OR 302/47 & EX PT

SHELL LOURDES S
96263 ONEIL-SCOTT RD
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0000-0017-0000

BUILDING CHARACTERISTICS

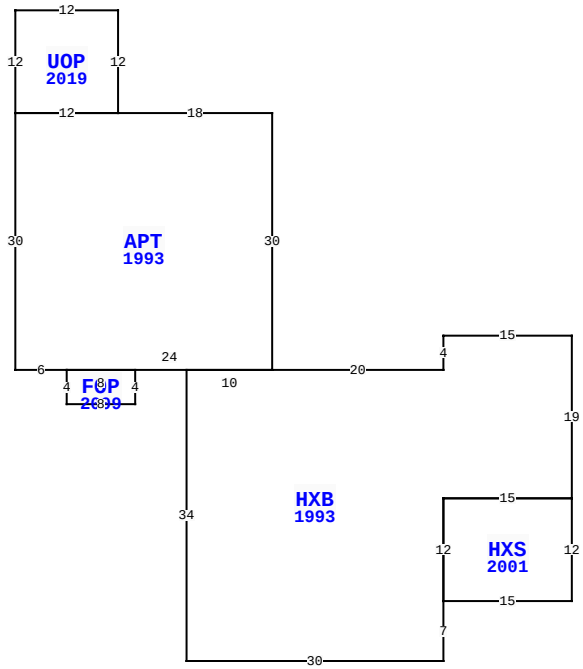
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	900	100	900	49,780
FOP	32	30	10	553
HXB	1,305	100	1,305	72,182
HXS	180	40	72	3,982
UOP	144	20	29	1,604
TOTALS	2,561		2,316	128,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,316	91.9828	87.38	202,372	1959	1970	0	0	15	21.70	63.30

1 SINGLE FAM – 59.46% - 0 Heated Area: 2205 HX Base Yr



96263 ONEIL-SCOTT RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		128,101
TOTAL MARKET OB/XF VALUE		386
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		212,487
SOH/AGL Deduction		115,019
ASSESSED VALUE		97,468
TOTAL EXEMPTION VALUE	HX HB WX	33,185
BASE TAXABLE VALUE		64,283
TOTAL JUST VALUE		212,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5870	ADDITION	23,100	07/14/1989
5396	ADDITION	1,972	12/22/1988
7500	MH MOVE-ON	900	10/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0813/0614	11/13/1997	QC	U	I	06	100
GRANTOR: SHELL LOGAN LARUE						
GRANTEE: SHELL LOGAN & LOURD						
0285/0642	2/01/1979	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W15 S4 W20 APT=[YR=1993] N30 W18
UOP=[YR=2019] N12 W12 S12 E12$ W12 S30 E6 FOP=[YR=2009]
S4E8 N4W8$ E24$ W10 S34 E30 N7 HXS=[YR=2001] E15 N12 W15 S12
$ N12 E15 N19 $.

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	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	1985	1985	3	20	386	

LAND DESCRIPTION

TOTAL OB/XF 386

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	000100	C	SFR	100	0006	OR	105.00	440.00	1.05	AC		1.00	1.00	1.00	80,000.00	80,000.00	84,000							

REVIEW DATE 07/06/2020 BY KWA Total Acres: 1.05 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/06/2024 BY SYS