PT MARGARET O'NEIL GRANT
IN OR 2085/974
(EX R/W OR 302/44)

JOHNSON SHIRLEY G
P O BOX 15876
FERNANDINA BEACH, FL 32035

2024

39-2N-28-0000-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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

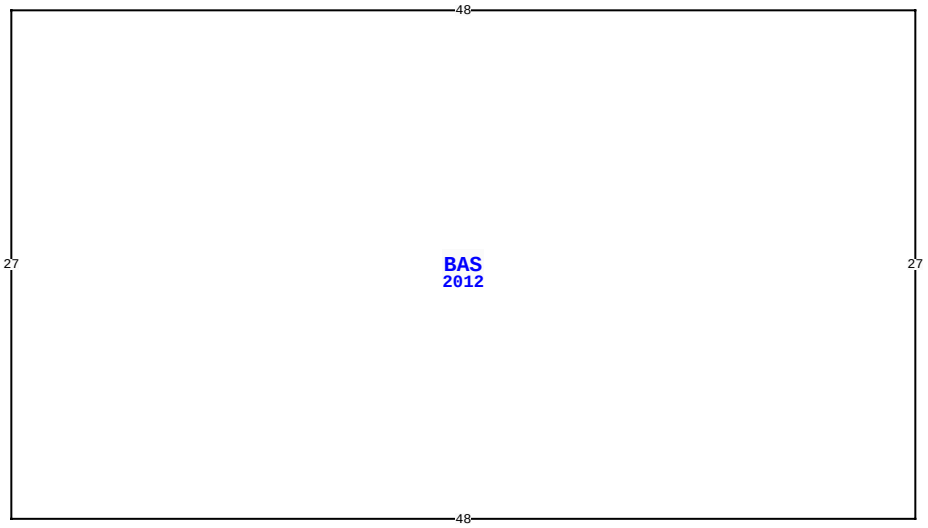
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	79,580
TOTALS	1,296		1,296	79,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	120.4000	90.30	117,029	2011	2011	0	0	0	32.00	68.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



96219 ONEIL-SCOTT RD, 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	79,580
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	82,400
TOTAL MARKET VALUE	161,980
SOH/AGL Deduction	60,107
ASSESSED VALUE	101,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,873
TOTAL JUST VALUE	161,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5449	CO ISSUED	0	12/26/2012
P1216233	NEW CONSTR	0	11/01/2012
MH125449	MH MOVE-ON	0	11/01/2012
M1217753	H/AC	0	11/01/2012
985018	NEW CONSTR	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2085/0974	11/14/2016	WD	U	I	11	100
GRANTOR: JOHNSON SHIRLEY G						
GRANTEE: JOHNSON SHIRLEY G &						
2085/0973	10/24/2016	WD	U	I	11	100
GRANTOR: GATES EDNA C						
GRANTEE: JOHNSON SHIRLEY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W48 S27 E48 N27$.

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	000102	C	SFR/MH	0		OR	105.00	440.00	1.03	AC		1.00	1.00	1.00	80,000.00	80,000.00	82,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.03 Total Land Value: 82,400 Market: 0 Agricultural: 0 Common: 82,400 PRINTED 08/06/2024 BY SYS