

IN OR 107/367 & OR 105/522
IN OR 976/1898 & OR 1718/1666
PARCELS 17-1 17-8 & 16 ALSO

SHEPHARD KENNETH L & LOICE V
96148 ONEIL SCOTT RD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0017-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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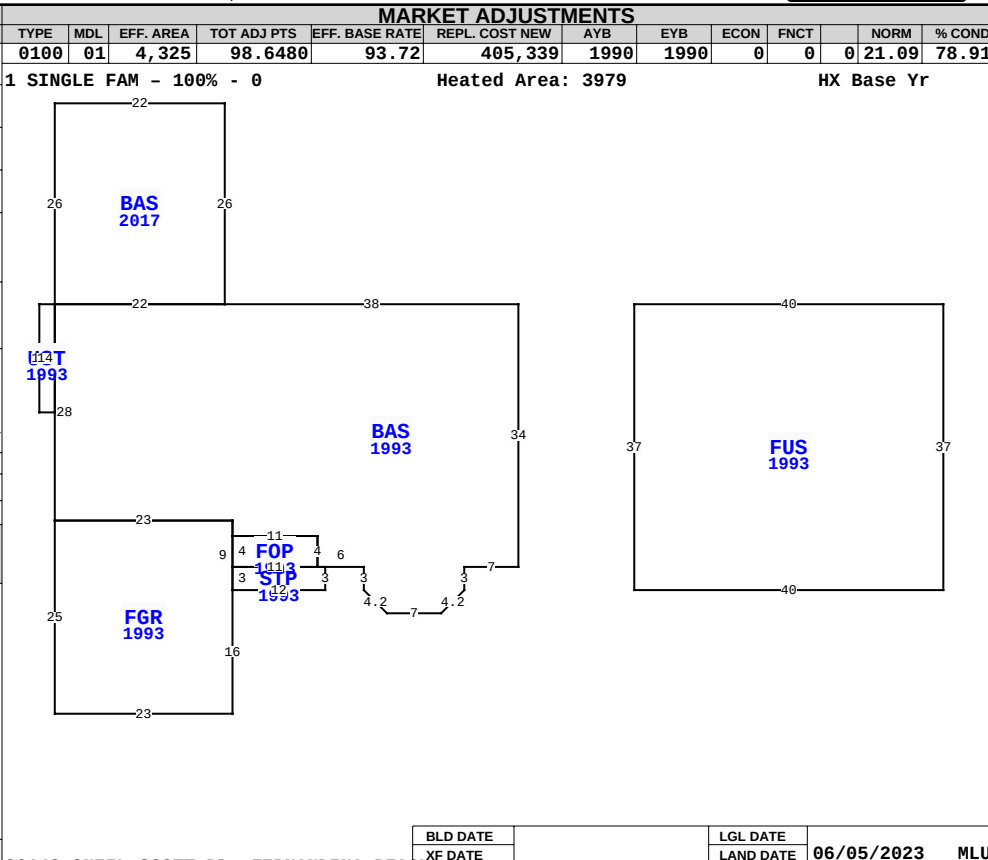
NEIGHBORHOOD/LOC	4012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100	1,927	142,510
BAS	572	100	572	42,302
FGR	575	55	316	23,370
FOP	44	30	13	961
FUS	1,480	100	1,480	109,453
STP	36	10	4	296
UST	28	45	13	961

TOTALS	4,662		4,325	319,853
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	5,001.00	SF	4.00
3	1242	WD DECK A	0	100	20	16	320.00	SF	5.00
4	0749	M/H STORG	0	100	0	0	1.00	UT	2,000.00
5	0940	SHEDS/PORT	0	100	28	12	336.00	SF	18.00
6	0510	GARAGE WD-	0	100	38	50	1,900.00	SF	35.00
7	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	100.00	220.00	1.69



96148 ONEIL-SCOTT RD, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/05/2023 MLU									

TOTAL OB/XF									
62,160									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	100.00	220.00	1.69

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
319,853									
TOTAL MARKET OB/XF VALUE									
62,160									
TOTAL LAND VALUE - MARKET									
135,200									
TOTAL MARKET VALUE									
517,213									
SOH/AGL Deduction									
239,981									
ASSESSED VALUE									
277,232									
TOTAL EXEMPTION VALUE									
HX HB VX 55,000									
BASE TAXABLE VALUE									
222,232									
TOTAL JUST VALUE									
517,213									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
479,341									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13131	RE-ROOF	2,000	09/03/2012
B24642	GARAGE	78,120	04/01/2011
E23384	NEW CONSTR	0	04/01/2011
B24091	XFOB	3,711	11/01/2010
2006	NEW CONSTR	3,000	12/24/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0976/1898	11/22/2000	WD	U	I	07	100	
GRANTOR: HOPKINS THERESA BEATR							
GRANTEE: SHEPHARD KENNETH L							
0959/0812	11/22/2000	WD	U	I	16	4,000	
GRANTOR: INMAN EDITH HOPKINS							
GRANTEE: SHEPHARD KENNETH &							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W38 BAS=[YR=2017] N26 W22 S26 E22 \$ W22									
UST=[YR=1993] W2 S14 E2 N14 \$ S28 FGR=[YR=1993] S25 E23 N16									
STP=[YR=1993] E12 N3 W1 FOP=[YR=1993] N4 W11 S4 E11 \$ W11									
S3 \$ N9 W23 \$ E23 S2 E11 S4 E6 S3 R3 D3 E7 U3 R3 N3 E7									
N34 \$ PTR= E15 FUS=[YR=1993] E40 S37 W40 N37 \$ W15 \$.									