PT MARGARET O'NEIL GRANT
SEC 46-3N-28E IN OR 2592/676 &
& ESMT IN OR 1714/1196

O'CONNOR JOHN J & SUSAN E L/E/
96006 SERENITY LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-0000-0007-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

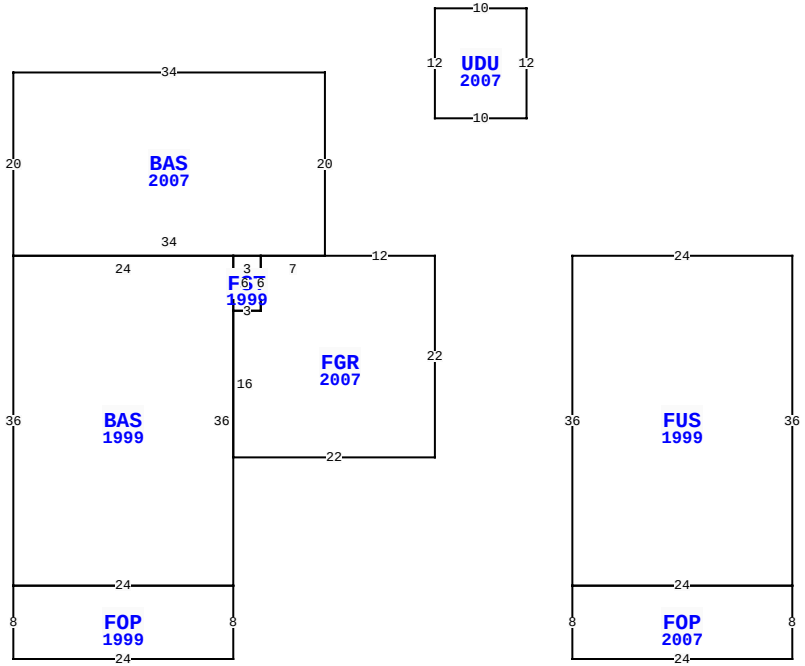
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	106,132
BAS	680	100	680	83,530
FGR	466	55	256	31,447
FOP	192	30	58	7,124
FOP	192	30	58	7,124
FST	18	55	10	1,228
FUS	864	100	864	106,132
UDU	120	55	66	8,107
TOTALS	3,396		2,856	350,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,856	111.0375	138.80	396,413	1999	1999	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2007 Heated Area: 2408 HX Base Yr 2007



96006 SERENITY LN, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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		350,826
TOTAL MARKET OB/XF VALUE		9,591
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		440,417
SOH/AGL Deduction		208,887
ASSESSED VALUE		231,530
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,530
TOTAL JUST VALUE		440,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226577	ADDITION	6,354	11/01/2012
M16760	H/AC	0	12/01/2011
B25295	R/R	96,735	11/01/2011
996255	NEW CONSTR	76,210	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/0676	9/22/2022	LE	U	I	11	100
GRANTOR: O'CONNOR JOHN J & SUS						
GRANTEE: KINSLEY PETER & DAV						
1339/0980	8/05/2005	WD	Q	I		284,000
GRANTOR: LOPER JAMES R & ANGEL						
GRANTEE: O'CONNOR JOHN J & S						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W12BAS=[YR=2007] N20 W34 S20 E34 $ W7 FST=[YR=1999] W3 BAS=[YR=1999] W24 S36 FOP=[YR=1999] S8 E24 N8 W24 $ E24 N36 $ S6 E3 N6 $ S6 W3 S16 E22 N22 $ PTR= E15 FUS1999 =E24 S36 FOP=[YR=2007] S8 W24 N8 E24$ W24 N36 $W15 $ PTR=N15 UDU=[YR=2007] N12 E10 S12 W10$ S15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2001	2001	3	80	2,762	
3	0858	SCULP CONC	0	100	22	14	308.00	SF	13.00	13.00	100	2012	2012	3	98	3,924	

LAND DESCRIPTION

TOTAL OB/XF 9,591

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	100		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS