

IN OR 738/1824
BOUNDARY AGMT PT OR 780/793
ESMT PT OR 1116/258

SCOTT LOUIS R & CRISTY L
96769 0' NEAL SCOTT RD
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0000-0001-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1											
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
																		VALUATION BY STANDARD											
																		Tax Group: 4 Tax Dist:											
																		BUILDING MARKET VALUE 0											
																		TOTAL MARKET OB/XF VALUE 12,282											
																		TOTAL LAND VALUE - MARKET 472,000											
																		TOTAL MARKET VALUE 13,374											
																		SOH/AGL Deduction 7,108											
																		ASSESSED VALUE 6,266											
																		TOTAL EXEMPTION VALUE 0											
																		BASE TAXABLE VALUE 6,266											
																		TOTAL JUST VALUE 484,282											
																		NCON VALUE 0											
																		INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE 484,464											
DOR CODE 6000 PASTURELAND 1																													
MAP NUM						MKT AREA						04																	
NEIGHBORHOOD/LOC 4012.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES						96811 ONEIL-SCOTT RD, FERNANDINA BEACH																							
L N	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 0	13 11	143.00	SF	30.00	30.00	100	1999	1999	3	20	858															
2	0681	POLE SHED	0 0	0 0	1,617.00	SF	11.25	11.25	100	1999	1999	3	26	4,730															
3	0940	SHEDS/PORT	0 0	0 0	539.00	SF	37.50	37.50	100	1999	1999	3	20	4,043															
4	0940	SHEDS/PORT	0 0	10 16	160.00	SF	30.00	30.00	100	1999	1999	3	20	960															
5	0350	CARPORT WD	0 0	40 14	560.00	SF	9.10	9.10	100	1999	1999	3	20	1,019															
6	0940	SHEDS/PORT	0 0	8 14	112.00	SF	30.00	30.00	100	1999	1999	3	20	672															
LAND DESCRIPTION						TOTAL OB/XF 12,282																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	006005	A	PASTURE - GR	0		RSF	1175.00	700.00	2.95	AC		1.00	1.00	1.00	370.00	370.00	1,092												
2	009910	M	MARKET VALUE	0		RSF	1 0.00	0.00	2.95	AC		1.00	1.00	1.00	160,000.00	160,000.00	472,000												
REVIEW DATE 04/30/2024 BY KBA Total Acres: 2.95 Total Land Value: 1,092 Market: 472,000 Agricultural: 1,092 Common: 0 PRINTED 07/30/2025 BY SYS																													