PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 1718/1889
(EX PT IN OR 1926/197 &

WILSON TERESA W
96555 O'NEIL-SCOTT RD
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0000-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 60
Interior Floo	01	NONE 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

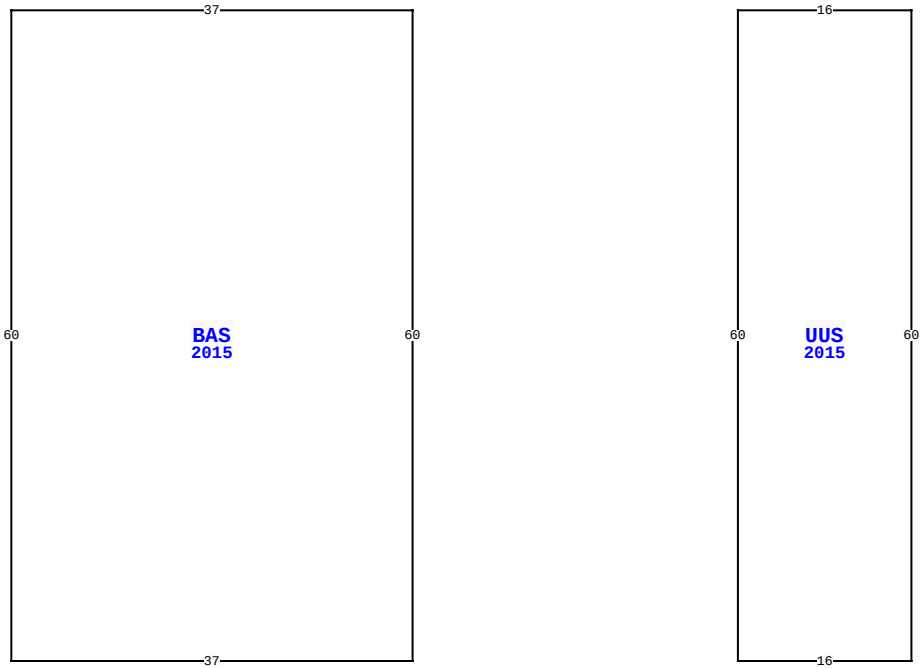
DOR CODE 6000 PASTURELAND 1
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,220	100	2015	2,220	64,023
UUS	960	50	2015	480	13,843
TOTALS	3,180			2,700	77,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	01	2,700	78.1632	35.17	94,959	2015	2015	0	0	0	18.00	82.00

2 STABLES EX – 0% - 0 Heated Area: 2220 HX Base Yr



ONEIL-SCOTT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/12/2023 DCA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	77,866
TOTAL MARKET OB/XF VALUE	34,598
TOTAL LAND VALUE - MARKET	2,800,800
TOTAL MARKET VALUE	124,218
SOH/AGL Deduction	0
ASSESSED VALUE	124,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,218
TOTAL JUST VALUE	2,913,264
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,685,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429099	36X60BARN	0	07/01/2014
MH135475	CO ISSUED	0	05/21/2013
MH135475	CO ISSUED	0	05/01/2013
MH135475	MH MOVE-ON	0	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1718/1889	1/05/2011	WD	U	V	19	481,200
GRANTOR: SCOTT GLADYS T ESTATE						
GRANTEE: WILSON TERESA W						
1718/1885	1/05/2011	PR	U	V	19	100
GRANTOR: SCOTT GLADYS T ESTATE						
GRANTEE: SCOTT GLADYS T TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W37 S60 E37 N60$ PTR= E30 UUS=[YR=2015] E16 S60 W16 N60$ W30$.

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	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	2013	2013	3	68	1,632	
2	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	2013	2013	3	68	1,632	
3	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	2013	2013	3	68	1,632	
4	0201	BARN WD 10	0	0	52	40	2,080.00	SF	17.00	17.00	100	2018	2018	3	84	29,702	

LAND DESCRIPTION

TOTAL OB/XF 34,598

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	006000	A	PASTURE - HA	0		RSF-1	0.00	0.00	31.01	AC		1.00	1.00	1.00	370.00	370.00	11,474							
2	005970	A	AGRICULTURAL	0		RSF-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	70.00	70.00	280							
3	009910	M	MARKET VALUE	0		RSF-1	0.00	0.00	35.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	2,800,800							

REVIEW DATE 06/10/2019 BY KW Total Acres: 35.01 Total Land Value: 11,754 Market: 2,800,800 Agricultural: 11,754 Common: 0 PRINTED 07/30/2025 BY SYS