PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 2264/784

HENDERSON DAVID J & ASHLEY N
96555 ONEIL SCOTT RD
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0000-0008-0040

BUILDING CHARACTERISTICS

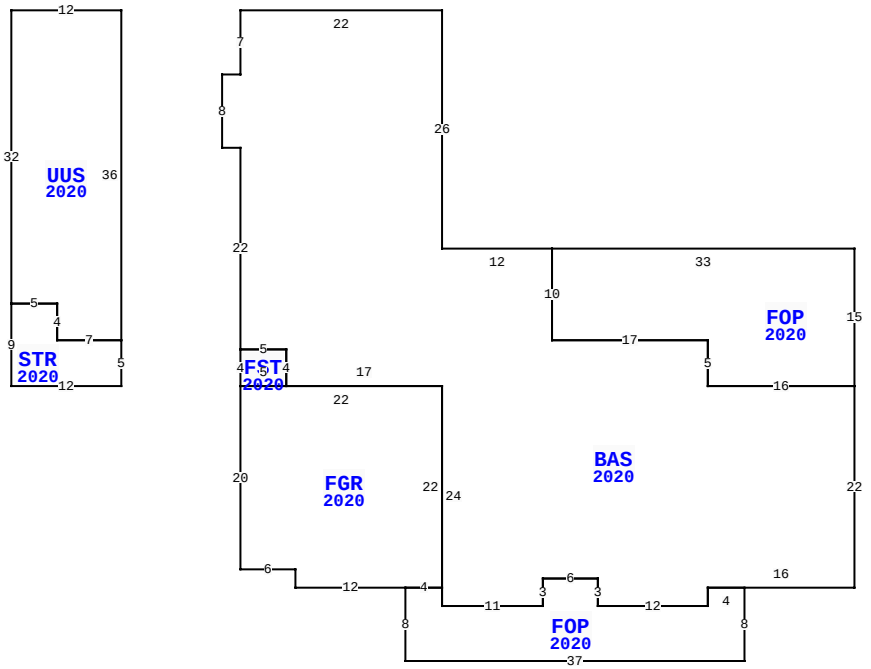
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,193	100	2020	2,193	391,390
FGR	472	55	2020	260	46,402
FOP	256	30	2020	77	13,743
FOP	410	30	2020	123	21,952
FST	20	55	2020	11	1,963
STR	80	10	2020	8	1,428
UUS	412	50	2020	206	36,765
TOTALS	3,843			2,878	513,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,878	114.6800	181.19	521,465	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 2193 HX Base Yr 2021



96555 ONEIL SCOTT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		513,643
TOTAL MARKET OB/XF VALUE		8,031
TOTAL LAND VALUE - MARKET		102,850
TOTAL MARKET VALUE		624,524
SOH/AGL Deduction		252,195
ASSESSED VALUE		372,329
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		321,607
TOTAL JUST VALUE		624,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906499	CO ISSUED	0	07/10/2020
B1906499	NEW CONSTR	334,502	06/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2264/0784	3/26/2019	DG	U	V	11	100
GRANTOR: WILSON TERESA W						
GRANTEE: HENDERSON DAVID JOS						
2258/0146	2/28/2019	DG	U	V	11	100
GRANTOR: WILSON TERESA W						
GRANTEE: HENDERSON DAVID JOS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W33 BAS=[YR=2020] W12 N26 W22 S7 W2 S8 E2 S22 FST=[YR=2020] S4 FGR=[YR=2020] S20 E6 S2 E12 FOP=[YR=2020] S8 E37 N8 W4 S2 W12 N3 W6 S3 W11 N2 W4$ E4 N22 W22 $ E5 N4 W5$ E5 S4 E17 S24 E11 N3 E6 S3 E12 N2 E16 N22 W16 N5 W17 N10$ S10 E17 S5 E16 N15$ PTR= W80 N26 UUS=[YR=2020] W12 S32 STR=[YR=2020] S9 E12 N5 W7 N4 W5$ E5 S4 E7 N36$ E80 S26$.

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	2020	2020	3	99	3,465	
2	0811	CONCRETE B	0	100	0	0	896.00	SF	5.20	5.20	100	2020	2020	3	98	4,566	

LAND DESCRIPTION

TOTAL OB/XF 8,031

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	000100	C	RES	100		RSF-1	0.00	0.00	1.21	AC		1.00	1.00	1.00	85,000.00	85,000.00	102,850							

REVIEW DATE 10/28/2020 BY KW Total Acres: 1.21 Total Land Value: 102,850 Market: 0 Agricultural: 0 Common: 102,850 PRINTED 07/30/2025 BY SYS