

PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 2704/1562
(EX ESMT IN DBK 262/258)

JAQUITH KENNETH D & KRISTINE
5343 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0000-0011-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4												
Exterior Wall	10	ABOVE AVG 50	0500	11	1,753	173.4300	274.02	480,357	1958	2010	0	0	0	9.75	90.25	VALUATION BY STANDARD											
Exterior Wall	19	COMMON BRK 50	1 SFR CUST - 0% - 2025													Heated Area: 1588											
Roof Structure	03	GABLE/HIP 100	HX Base Yr																								
Roof Cover	12	MODULAR MT 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floo	12	HARDWOOD 100																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		3 100																									
Bathrooms		2 100																									
Frame	02	WOOD FRAME 100																									
Stories	2.	2. 100																									
Units		0 100																									
BUD8 Adjustme	04	DIST 01 100																									
Occupancy	00	NONE 100																									
Quality			06	Quality Level 06																							
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	1,140	100	1993	1,140	281,926																						
FCP	252	25	1993	63	15,580																						
FOP	208	30	2013	62	15,333																						
FST	24	55	1993	13	3,215																						
FUS	448	100	1993	448	110,792																						
UST	60	45	1993	27	6,678																						
TOTALS			2,132		1,753	433,522																					
EXTRA FEATURES						96713 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	0510	GARAGE WD-	0	0	20	23	460.00	SF	35.00	35.00	100	1980	1980	3	20	3,220											
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540											
5	0511	GARAGE CB-	0	0	12	12	144.00	SF	40.00	40.00	100	1997	1997	3	72	4,147											
6	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1997	1997	3	20	40											
7	0350	CARPORT WD	0	0	12	10	120.00	SF	13.00	13.00	100	1997	1997	3	20	312											
8	0810	CONCRETE A	0	0	0	0	220.00	SF	6.50	6.50	100	1997	1997	3	72	1,030											
11	0810	CONCRETE A	0	0	0	0	940.00	SF	6.50	6.50	100	2003	2003	3	82	5,010											
12	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	2003	2003	3	82	1,066											
13	0300	BOAT DCK W	0	0	150	5	750.00	SF	40.00	40.00	100	2025	2023		98	29,400											
14	0303	FLT DOCK W	0	0	16	10	160.00	SF	26.00	26.00	100	2025	2023		98	4,077											
LAND DESCRIPTION						TOTAL OB/XF 49,842																					
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	000131	C	RES CREEK	0		OR	105.00	200.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000										
REVIEW DATE 06/10/2025 BY NWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/30/2025 BY SYS																											

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