PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 2087/1610
(EX R/W OR 302/32)

GREEN SYLVIA &/FORD LILLY ET AL
96020 LONNIE'S LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

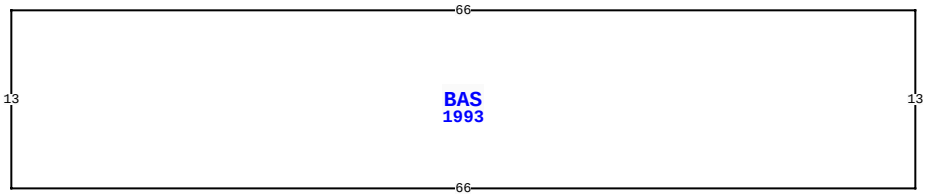
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100	1993	858	15,547
TOTALS	858			858	15,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	858	90.6000	72.48	62,188	1985	1985	0	0	5	70.00	25.00

2 M/H 93- – 0% - 0 Heated Area: 858 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	31,577
TOTAL MARKET OB/XF VALUE	1,130
TOTAL LAND VALUE - MARKET	20,400
TOTAL MARKET VALUE	53,107
SOH/AGL Deduction	18,399
ASSESSED VALUE	34,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,708
TOTAL JUST VALUE	53,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1912347	REPAIR/RRF	5,750	12/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2087/1610	12/08/2016	FJ	U	I	11	0
GRANTOR: JONES CHARLIE C EST						
GRANTEE: GREEN SYLVIA ET AL						
0091/0255	1/01/1969	TA	U	I		3,600
GRANTOR:						
GRANTEE:						

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/09/2025 MLU | AG DATE

96216 ONEIL-SCOTT RD, FERNANDINA BEACH

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	0751	UOP	0	0	12	18	216.00	SF	5.00	5.00	100	1998	1998	3	25	270	
2	0753	UEP	0	0	12	20	240.00	SF	11.00	11.00	100	1998	1998	3	25	660	
3	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1998	1998	3	20	200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S13 E66 N13$.

LAND DESCRIPTION

TOTAL OB/XF 1,130

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	0		OR	60.00	170.00	0.24	AC		1.00	1.00	1.00	85,000.00	85,000.00	20,400							

REVIEW DATE 11/23/2020 BY KWX Total Acres: 0.24 Total Land Value: 20,400 Market: 0 Agricultural: 0 Common: 20,400 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

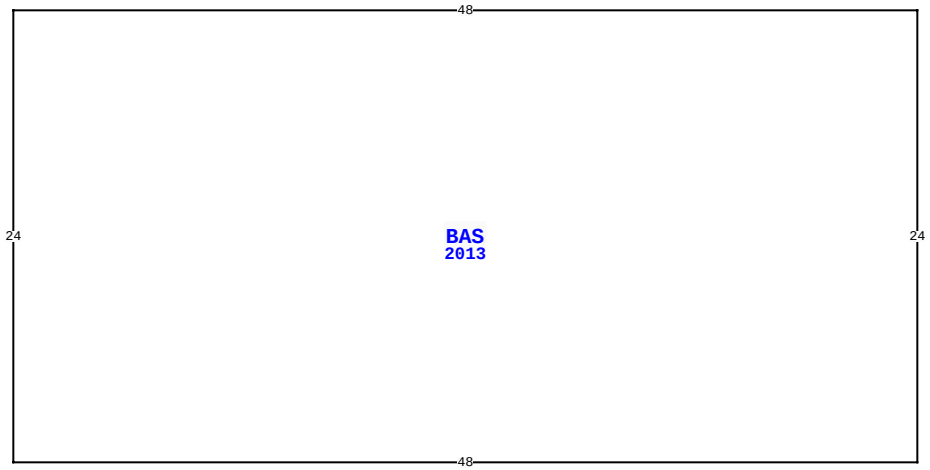
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
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	1,152	100	2013	1,152	16,030
TOTALS	1,152			1,152	16,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,152	69.5800	55.66	64,120	1990	1990	0	0	5	70.00	25.00

3 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

96216 ONEIL-SCOTT RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: GREEN SYLVIA ET AL						
0091/0255	1/01/1969	TA	U	I		3,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W48 S24 E48 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/23/2020 BY KWX Total Acres: 0.24 Total Land Value: 20,400 Market: 0 Agricultural: 0 Common: 20,400 PRINTED 07/30/2025 BY SYS