PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 2783/382
(EX R/W OR 302/38)

GETER NIKITA C & REBECCA W
96060 LONNIE'S LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0000-0015-0000

BUILDING CHARACTERISTICS

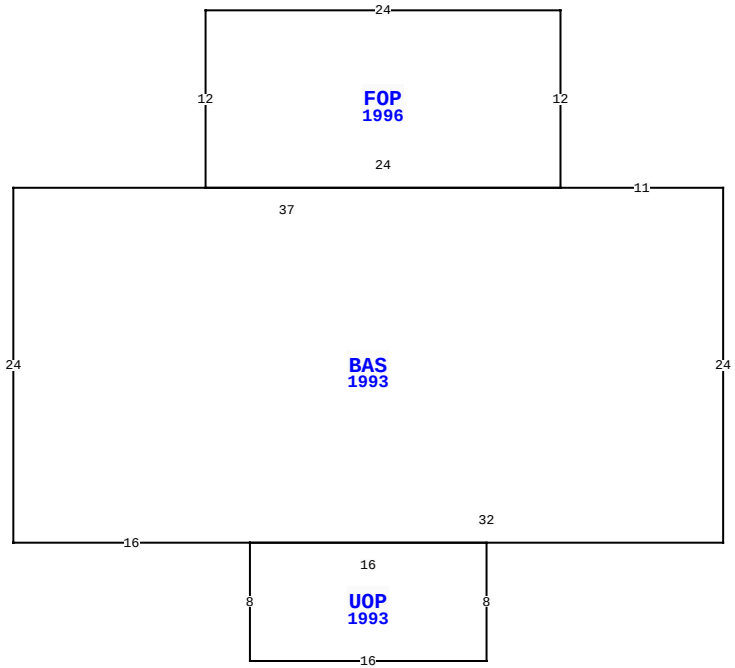
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1993	1,152	21,602
FOP	288	30	1996	86	1,613
UOP	128	25	1993	32	600
TOTALS	1,568			1,270	23,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,270	117.2000	93.76	119,075	1982	1982	0	0	20	70.00	20.00

1 M/H 93- – 0% - 2025 Heated Area: 1152 HX Base Yr



96299 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	23,815
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	87,550
TOTAL MARKET VALUE	111,365
SOH/AGL Deduction	0
ASSESSED VALUE	111,365
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,365
TOTAL JUST VALUE	111,365
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250006747	MANU REPL	0	06/23/2025
B250006670	BLDG DEMO	3,000	06/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/382	4/24/2025	WD	U	I	11	100
GRANTOR: KIRKLAND-BROWN MAYBEL						
GRANTEE: GETER NIKITA C & RE						
2735/815	8/27/2024	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: KIRKLAND MAYBELLE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FOP=[YR=1996] N12 W24 S12 E24$ W37 S24 E16
UOP=[YR=1993] S8 E16 N8 W16$ E32 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
1	000100	C	RES	0	0006	OR	105.00	440.00	1.03	AC		1.00	1.00	1.00	85,000.00	85,000.00	87,550							

REVIEW DATE 07/06/2020 BY KWA Total Acres: 1.03 Total Land Value: 87,550 Market: 0 Agricultural: 0 Common: 87,550 PRINTED 07/30/2025 BY SYS