PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 2154/459

WILLIAMS ADAM J
309 NORTH 17TH ST
FERNANDINA BEACH, FL 32034

**2025**

**39-2N-28-0000-0020-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 02 | MIN PLYWD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

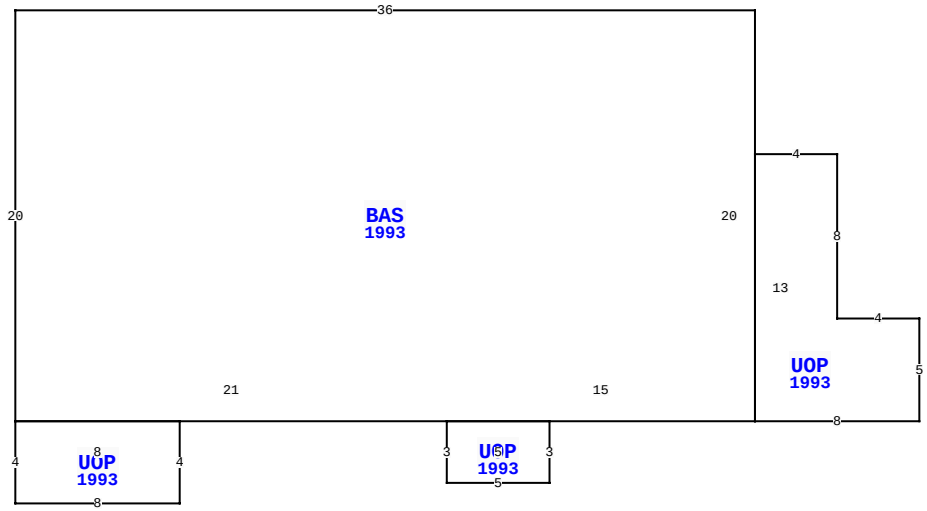
NEIGHBORHOOD/LOC 4012.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 720 | 100 | 1993 | 720 | 8,126 |
| UOP | 15 | 20 | 1993 | 3 | 34 |
| UOP | 32 | 20 | 1993 | 6 | 68 |
| UOP | 72 | 20 | 1993 | 14 | 158 |
| TOTALS | 839 | | | 743 | 8,385 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 743 | 56.4300 | 56.43 | 41,927 | 1972 | 1972 | 0 | 0 | 50 | 46.00 | 20.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 720 HX Base Yr




96181 ONEIL-SCOTT RD, FERNANDINA BEACH

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 8,385 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 16,150 |
| TOTAL MARKET VALUE | 24,535 |
| SOH/AGL Deduction | 6,032 |
| ASSESSED VALUE | 18,503 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 18,503 |
| TOTAL JUST VALUE | 24,535 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 23,166 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2154/0459 | 10/22/2017 | SW | U | I | 37 | 8,500 |
| GRANTOR: FIRST COAST INC | | | | | | |
| GRANTEE: WILLIAMS ADAM J | | | | | | |
| 2096/1076 | 1/24/2017 | TX | U | I | 11 | 3,800 |
| GRANTOR: TAX COLLECTOR | | | | | | |
| GRANTEE: FIRST COAST INC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W36 S20 UOP=[YR=1993] S4 E8 N4 W8$ E21
UOP=[YR=1993] S3 E5 N3 W5 $ E15 UOP=[YR=1993] E8 N5 W4 N8 W4 S13$ N20$.

### 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 | | OR | 80.00 | 105.00 | 0.19 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 16,150 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.19 Total Land Value: 16,150 Market: 0 Agricultural: 0 Common: 16,150 PRINTED 07/30/2025 BY SYS