PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 1063/120

MOTE-THOMAS DOROTHY M
86046 ALADDINS WAY
YULEE, FL 32097

2025

39-2N-28-0000-0020-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	16,150
TOTAL MARKET VALUE	16,150
SOH/AGL Deduction	5,972
ASSESSED VALUE	10,178
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,178
TOTAL JUST VALUE	16,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1063/0120	6/17/2002	QC	Q	I	01	100
GRANTOR: MOTE ELLA L						
GRANTEE: MOTE DOROTHY M						
0127/0295	10/18/1971	WD	Q	V	06	100
GRANTOR: GREEN ARTHUR (WIDOWER						
GRANTEE: MOTE FRANCIS & ELLA						

BUILDING NOTES

BUILDING DIMENSIONS

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 05/09/2025 BY MLU Total Acres: 0.19 Total Land Value: 16,150 Market: 0 Agricultural: 0 Common: 16,150 PRINTED 07/30/2025 BY SYS