PT MARGARET O'NEIL GRANT
IN OR 2437/249
(EX R/W OR 302/23)

PERSAUD RAMESHWER
9638 PACIFIC PINE CT
ORLANDO, FL 32832

2025

39-2N-28-0000-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur		N/A 100
Roof Cover		N/A 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

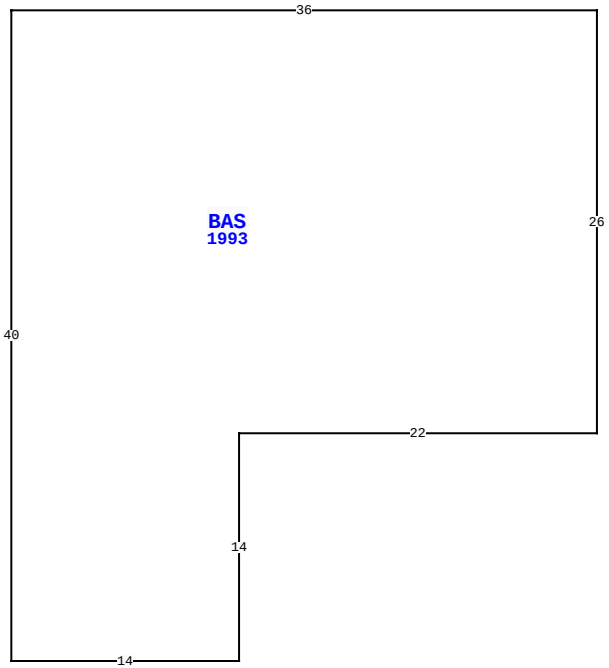
Quality	01	Quality Level 01	
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,132	100	1993	1,132	16,441
TOTALS	1,132			1,132	16,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0100	01	1,132	55.3320	55.33	62,634	1963	1963	0	0	40	33.75	26.25

1 SINGLE FAM – 0% - 0 Heated Area: 1132 HX Base Yr



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

96159 ONEIL-SCOTT RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	16,441
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	99,450
TOTAL MARKET VALUE	115,891
SOH/AGL Deduction	43,567
ASSESSED VALUE	72,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,324
TOTAL JUST VALUE	115,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
D2102609	DEMOLITION	2,000	03/04/2021
8515	CHNGE SRVC	0	10/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/0249	2/24/2021	WD	Q	I	01	105,000
GRANTOR: FIN HOMES LLC						
GRANTEE: PERSAUD RAMESHWER						
2436/1932	2/24/2021	WD	U	I	37	90,000
GRANTOR: MITCHELL ALLEN JEROME						
GRANTEE: FIN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S40 E14 N14 E22 N26$.

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	120.00	440.00	1.17	AC		1.00	1.00	1.00	85,000.00	85,000.00	99,450							

REVIEW DATE 01/26/2022 BY KW Total Acres: 1.17 Total Land Value: 99,450 Market: 0 Agricultural: 0 Common: 99,450 PRINTED 07/30/2025 BY SYS