PT MARGARET O'NEIL GRANT
PAR 22 IN OR 2729/163
(EX ESMT OR 325/02)

STADLER DONALD
96149 ONEIL-SCOTT RD
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0000-0022-0000

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

96149 ONEIL-SCOTT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,320
TOTAL MARKET VALUE	84,320
SOH/AGL Deduction	0
ASSESSED VALUE	84,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,320
TOTAL JUST VALUE	84,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240013065	REPLACEMENT DBL W		11/08/2024
B23957	DEMOLITION	3,000	09/01/2010
CO250004878			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2729/163	7/30/2024	WD	Q	V	01	90,000
GRANTOR: MOBLEY JEANETTE REV L						
GRANTEE: STADLER DONALD						
2126/1475	6/05/2017	TD	U	V	11	100
GRANTOR: MOBLEY OTIS C & JEANN						
GRANTEE: JEANETTE ELIZABETH						

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	65.00	440.00	0.62	AC		1.00	1.00	1.60	85,000.00	136,000.00	84,320							

REVIEW DATE 07/09/2025 BY TW Total Acres: 0.62 Total Land Value: 84,320 Market: 0 Agricultural: 0 Common: 84,320 PRINTED 07/30/2025 BY SYS