

IN OR 1037/1639
EX R/W OR 302/29
2003 CHNC/DW/MH

JONES PATRICIA
96174 ONEIL SCOTT RD
FERNANDINA BEACH, FL 32035

2026

39-2N-28-0000-0002-0100



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																																														
Exterior Wall	30	VINYL 100	0800	02	1,512	128.9200	116.03	175,437	2003	2003	0	0	0	52.00	48.00	VALUATION SUMMARY																																													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 100% - 2010													Heated Area: 1512																																													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2010																																													
Interior Wall	05	DRYWALL 100	27 56 27 56 BAS 2009													VALUATION BY										STANDARD																																			
Interior Floo	14	CARPET 80														Tax Group: 4										Tax Dist:																																			
Interior Floo	08	SHT VINYL 20														BUILDING MARKET VALUE										84,210																																			
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										2,975																																			
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										30,600																																			
Bedrooms		3 100														TOTAL MARKET VALUE										117,785																																			
Bathrooms		2 100														SOH/AGL Deduction										43,611																																			
Frame	02	WOOD FRAME 100														ASSESSED VALUE										74,174																																			
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 49,174																																			
Units		0 100														BASE TAXABLE VALUE										25,000																																			
Quality		04	Quality Level 04												TOTAL JUST VALUE										117,785																																				
DOR CODE		0200	MOBILE HOME												NCON VALUE										0																																				
MAP NUM			MKT AREA		04										INCOME VALUE																																														
NEIGHBORHOOD/LOC		4012.00											PREVIOUS YEAR MKT VALUE										114,752																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											PERMIT NUM										DESCRIPTION										AMT										ISSUED															
BAS	1,512	100	2009	1,512	84,210											MHU02373										MH MOVE-ON										0										01/01/2002															
TOTALS		1,512			1,512	84,210																																																							
EXTRA FEATURES												96174 ONEIL-SCOTT RD, FERNANDINA BEACH										BLD DATE										LGL DATE										04/20/2026										MLU									
L N	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																																													
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2003	2003	3	85	2,975																																													
																		BUILDING DIMENSIONS																																											
BAS=[YR=2009] W56 S27 E56 N27\$.																																																													
LAND DESCRIPTION										TOTAL OB/XF										2,975																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		RSF-	1144.00	93.00	0.34	AC		1.00	1.00	1.00	90,000.00	90,000.00	30,600																																												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.34 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 07/09/2026 BY SYS																																																													