

PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 1718/1889
(EX PT IN OR 1926/197 &

WILSON TERESA W
96555 O'NEIL-SCOTT RD
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0000-0008-0020



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	10	ABOVE AVG 100	8801	01	2,700	78.1632	36.74	99,198	2015	2015	0	0	0	21.00	79.00	VALUATION SUMMARY													
Roof Structur	08	IRREGULAR 100	2 STABLES EX 0% - 0													Heated Area: 2220													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
Interior Wall	02	WALL BD/WD 100																											
Interior Floo	03	CONC FINSH 60																											
Interior Floo	01	NONE 40																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Bedrooms		0 100																											
Bathrooms		1 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			06	Quality Level 06																									
DOR CODE			6000 PASTURELAND 1																										
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	2,220	100	2015	2,220	64,435																								
UUS	960	50	2015	480	13,932																								
TOTALS			3,180		2,700	78,366																							
EXTRA FEATURES						ONEIL-SCOTT RD, FERNANDINA BEACH																							
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	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	2013	2013	3	64	1,536													
2	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	2013	2013	3	64	1,536													
3	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	2013	2013	3	64	1,536													
4	0201	BARN WD 10	0	0	52	40	2,080.00	SF	17.00	17.00	100	2018	2018	3	81	28,642													
LAND DESCRIPTION																													
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	006000	A	PASTURE - HA	0		RSF-1	0.00	0.00	31.01	AC		1.00	1.00	1.00	370.00	370.00	11,474												
2	005970	A	AGRICULTURAL	0		RSF-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	70.00	70.00	280												
3	009910	M	MARKET VALUE	0		RSF-1	0.00	0.00	35.01	AC		1.00	1.00	1.00	90,000.00	90,000.00	3,150,900												
REVIEW DATE 01/01/2023 BY CD Total Acres: 35.01 Total Land Value: 11,754 Market: 3,150,900 Agricultural: 11,754 Common: 0 PRINTED 07/09/2026 BY SYS																													