



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4012.00

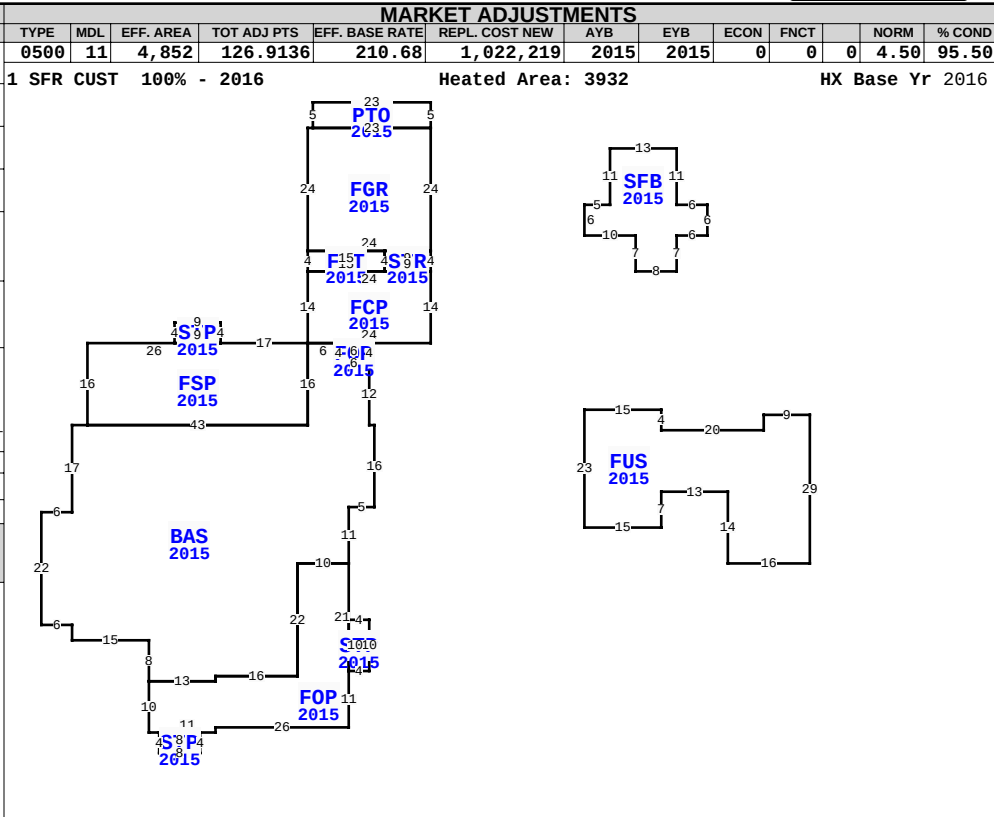
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,714	100	2015	2,714	546,056
FCP	336	25	2015	84	16,901
FGR	576	55	2015	317	63,781
FOP	24	30	2015	7	1,409
FOP	610	30	2015	183	36,819
FSP	688	40	2015	275	55,330
FST	60	55	2015	33	6,639
FUS	944	100	2015	944	189,932
PTO	115	5	2015	6	1,207
SFB	343	80	2015	274	55,128
TOTALS	6,554			4,852	976,219

EXTRA FEATURES

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
4	0681	POLE SHED	0 100	12	10	120.00	SF	15.00	15.00	100	2016	2016	3	75	1,350	
5	0681	POLE SHED	0 100	16	12	192.00	SF	15.00	15.00	100	2016	2016	3	75	2,160	
6	0860	POOL/SPA	0 100	31	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

LAND DESCRIPTION			TOTAL OB/XF 60,710													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		RSF-1	0.00	0.00	2.27	AC		1.00	1.00	1.00	90,000.00	90,000.00

REVIEW DATE 01/01/2023 BY CD



** This building has 14 Sub-Areas

96543 ONEIL-SCOTT RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 60,710																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		RSF-1	0.00	0.00	2.27	AC		1.00	1.00	1.00	90,000.00	90,000.00

Total Acres: 2.27 Total Land Value: 204,300 Market: 0 Agricultural: 0 Common: 204,300

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY					STANDARD									
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE					976,219									
TOTAL MARKET OB/XF VALUE					60,710									
TOTAL LAND VALUE - MARKET					204,300									
TOTAL MARKET VALUE					1,241,229									
SOH/AGL Deduction					644,152									
ASSESSED VALUE					597,077									
TOTAL EXEMPTION VALUE					51,411					HX HB				
BASE TAXABLE VALUE					545,666									
TOTAL JUST VALUE					1,241,229									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					1,194,039									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108719	SWIM POOL	50,000	07/02/2021
B1429119	CO ISSUED	0	12/31/2015
B1429119	NEW CONSTR	443,989	07/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1926/0197	7/08/2014	QC U	V	V	11	100	
GRANTOR: WILSON EDWARD E & TER							
GRANTEE: WILSON EDWARD E & T							

BUILDING NOTES							

BUILDING DIMENSIONS																
PTO=[YR=2015] W23 S5 FGR=[YR=2015] W1 S24 FST=[YR=2015] S4 FCP=[YR=2015] S14 FSP=[YR=2015] W17 STP=[YR=2015] N4 W9 S4 E9\$ W26 S16 BAS=[YR=2015] W3 S17 W6 S22 E6 S3 E15 S8 FOP=[YR=2015] S10 E2 STP=[YR=2015] S4 E8 N4 W8\$ E11 N1 E26 N11 STP=[YR=2015] E4 N10 W4 S10\$ N21 W10 S22 W16 S1 W13\$ E13 N1 E16 N22 E10 N11 E5 N16 W1 N12 FOP=[YR=2015] N4 W6 S4 E6\$ W6 N4 W6 S16 W43\$ E43 N16 \$ E24 N14 STR=[YR=2015] N4 W9 S4 E9\$ W24\$ E15 N4 W15\$ E24 N24 W23\$ E23 N5\$PTR= E30 S60 FUS=[YR=2015] E15 S4 E20 N3 E9 S29 W16 N14 W13 S7 W15 N23\$ N40 SFB=[YR=2015] E5 N11 E13 S11 E6 S6 W6 S7 W8 N7 W10 N6\$ N20 W30\$.																