

PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 2704/1562
(EX ESMT IN DBK 262/258)

JAQUITH KENNETH D & KRISTINE
5343 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0000-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

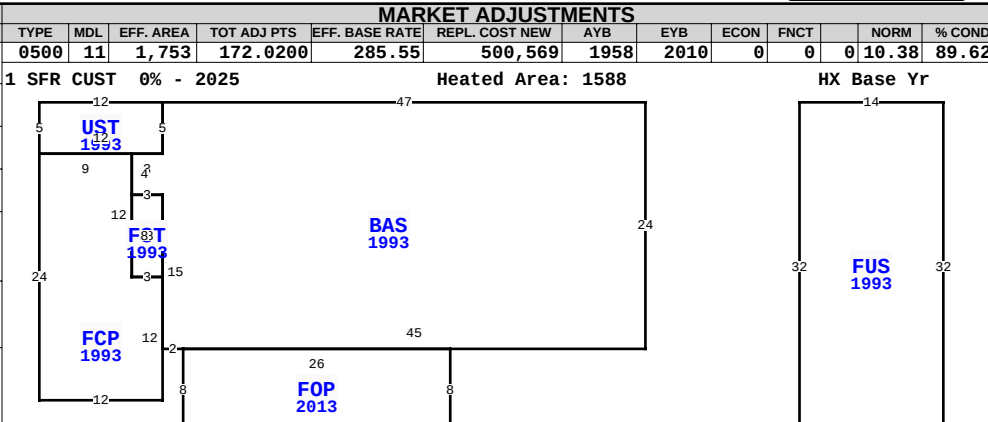
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1993	1,140	291,737
FCP	252	25	1993	63	16,123
FOP	208	30	2013	62	15,866
FST	24	55	1993	13	3,327
FUS	448	100	1993	448	114,647
UST	60	45	1993	27	6,910

TOTALS	2,132			1,753	448,610
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	0	20	23	460.00	SF	35.00	35.00	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
3	0511	GARAGE CB-	0	0	12	12	144.00	SF	40.00	40.00	
4	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	
5	0350	CARPORT WD	0	0	12	10	120.00	SF	13.00	13.00	
9	0300	BOAT DCK W	0	0	150	5	750.00	SF	40.00	40.00	
10	0303	FLT DOCK W	0	0	16	10	160.00	SF	26.00	26.00	
11	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00	115.00	
12	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000131	C	RES CREEK	0		OR	105.00	200.00	1.00	LT	



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

96713 ONEIL-SCOTT RD, FERNANDINA BEACH											
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TOTAL OB/XF											
45,953											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	448,610		
TOTAL MARKET OB/XF VALUE	45,953		
TOTAL LAND VALUE - MARKET	160,000		
TOTAL MARKET VALUE	654,563		
SOH/AGL Deduction	0		
ASSESSED VALUE	654,563		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	654,563		
TOTAL JUST VALUE	654,563		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	647,981		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1907347	H/AC	3,900	07/10/2019
V010129	REMODEL	10,500	03/01/2001
M004463	CHNGE SRVC	2,624	06/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2704/1562	4/08/2024	WD	Q	I	01
					750,000
GRANTOR: ANDERSON ERIK H & COU					
GRANTEE: JAQUITH KENNETH D &					
2273/1534	5/07/2019	DG	U	I	11
GRANTOR: MCKENDREE WILLIAM CHA					
GRANTEE: ANDERSON ERIK H & C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W47 UST=[YR=1993] W12 S5 FCP=[YR=1993] S24 E12 N12FST=[YR=1993] N8 W3 S8 E3\$ W3 N12 W9 \$ E12 N5\$ S5 W3 S4 E3 S15 E2 FOP=[YR=2013] S8 E26 N8 W26\$ E45 N24\$ PTR= E15 FUS=[YR=1993] E14 S32 W14 N32\$ W15 \$.											