

PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 1829/1771

KEAHEY JULIA
1733 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0000-0012-0010



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											
																		VALUATION SUMMARY											
VALUATION BY																	STANDARD												
Tax Group: 4																	Tax Dist:												
BUILDING MARKET VALUE																	0												
TOTAL MARKET OB/XF VALUE																	12,000												
TOTAL LAND VALUE - MARKET																	753,120												
TOTAL MARKET VALUE																	765,120												
SOH/AGL Deduction																	475,735												
ASSESSED VALUE																	289,385												
TOTAL EXEMPTION VALUE																	0												
BASE TAXABLE VALUE																	289,385												
TOTAL JUST VALUE																	765,120												
NCON VALUE																	0												
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE																	723,280												
DOR CODE																	0001 VAC W/XFOB												
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																	96065 GARNER VIEW MNR, FERNANDINA BEACH												
EXTRA FEATURES																	96065 GARNER VIEW MNR, 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	0937	WELL	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000															
2	0936	SEPTC TANK	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	2009	2009	3	100	6,000															
LAND DESCRIPTION																	TOTAL OB/XF 12,000												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	0		RSF-1	0.00	0.00	10.46	AC		1.00	1.00	0.80	90,000.00	72,000.00	753,120												
REVIEW DATE 03/21/2024 BY KBA Total Acres: 10.46 Total Land Value: 753,120 Market: 0 Agricultural: 0 Common: 753,120 PRINTED 07/09/2026 BY SYS																													