

PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 813/614
(EX R/W IN OR 302/47 & EX PT

SHELL LOURDES S
96263 ONEIL-SCOTT RD
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0000-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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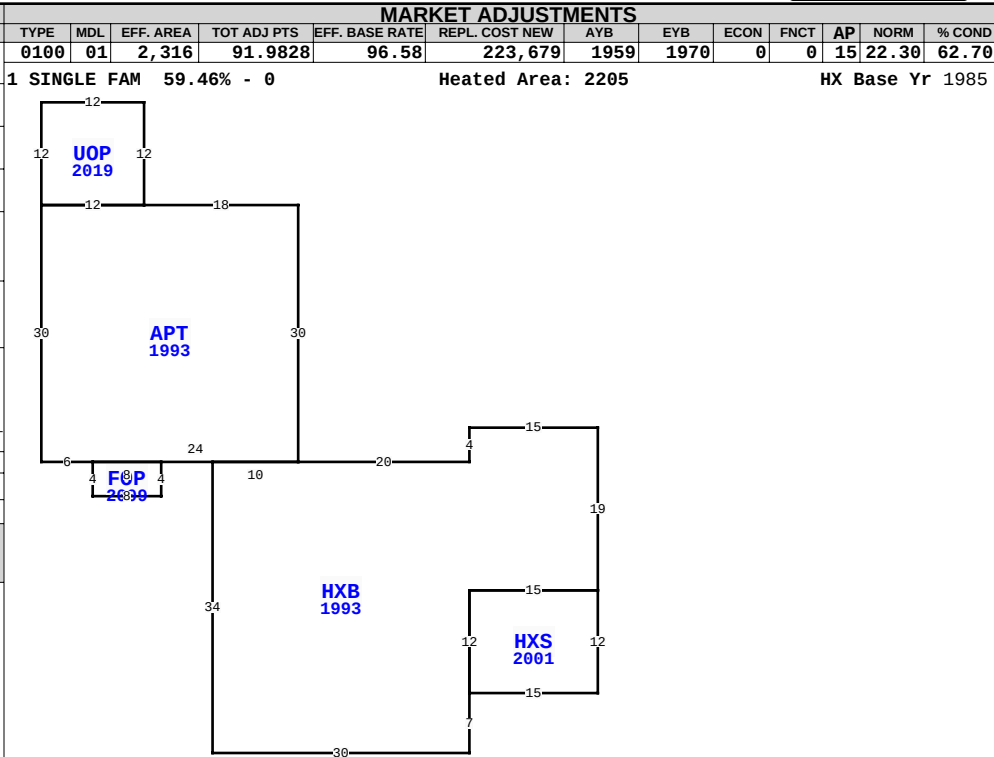
NEIGHBORHOOD/LOC	4012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	900	100	1993	900	54,500
FOP	32	30	2009	10	606
HXB	1,305	100	1993	1,305	79,025
HXS	180	40	2001	72	4,360
UOP	144	20	2019	29	1,756

TOTALS	2,561			2,316	140,247
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	100	8	12			96.00	SF	30.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	105.00	440.00	1.05	AC	



96263 ONEIL-SCOTT RD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/20/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
30.00	100	1985	1985	3	20	576	

TOTAL OB/XF											
576											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	140,247		
TOTAL MARKET OB/XF VALUE	576		
TOTAL LAND VALUE - MARKET	94,500		
TOTAL MARKET VALUE	235,323		
SOH/AGL Deduction	125,536		
ASSESSED VALUE	109,787		
TOTAL EXEMPTION VALUE	36,205		
BASE TAXABLE VALUE	73,582		
TOTAL JUST VALUE	235,323		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	223,842		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5870	ADDITION	23,100	07/14/1989
5396	ADDITION	1,972	12/22/1988
7500	MH MOVE-ON	900	10/06/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0813/0614	11/13/1997	QC	Q	I	06	100	
GRANTOR: SHELL LOGAN LARUE							
GRANTEE: SHELL LOGAN & LOURD							
0285/0642	2/01/1979	FS	U	I		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXB=[YR=1993] W15 S4 W20 APT=[YR=1993] N30 W18											
UOP=[YR=2019] N12 W12 S12 E12\$ W12 S30 E6 FOP=[YR=2009]											
S4E8 N4W8\$ E24\$ W10 S34 E30 N7 HXS=[YR=2001] E15 N12 W15 S12											
\$ N12 E15 N19 \$.											