

IN OR 107/367 & OR 105/522
IN OR 976/1898 & OR 1718/1666
PARCELS 17-1 17-8 & 16 ALSO

SHEPHARD KENNETH L & LOICE V
96148 ONEIL SCOTT RD
FERNANDINA BEACH, FL 32034

2026

40-2N-28-0000-0017-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4012.00		

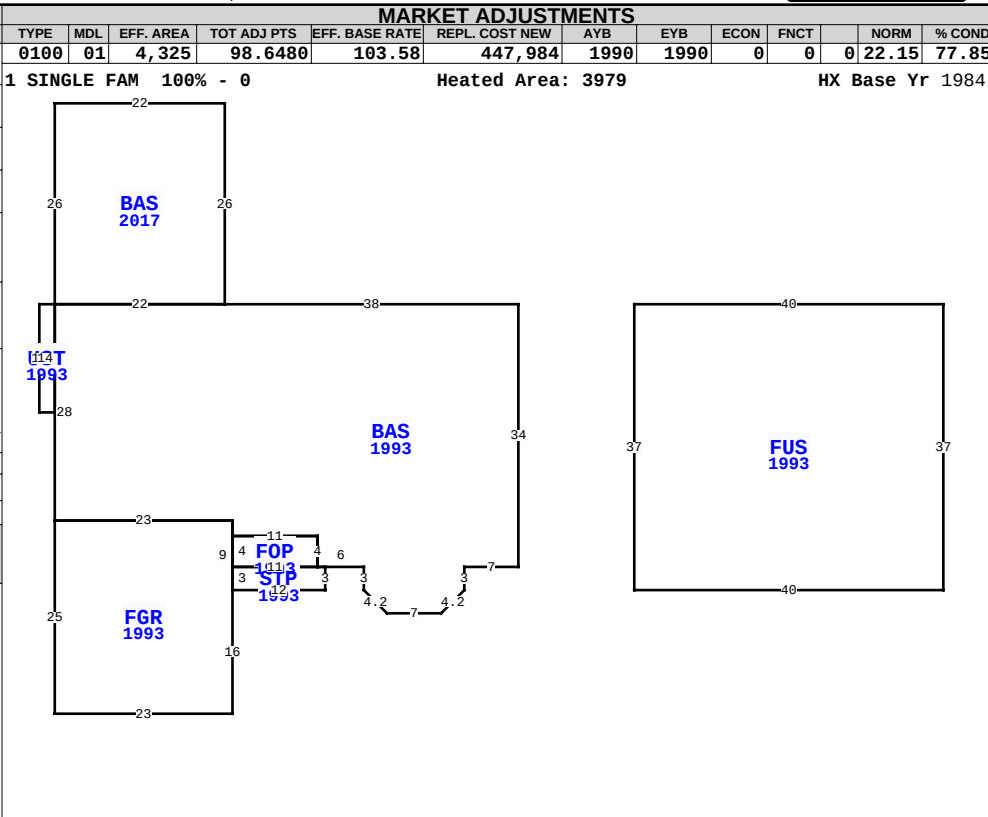
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100	1993	1,927	155,388
BAS	572	100	2017	572	46,125
FGR	575	55	1993	316	25,481
FOP	44	30	1993	13	1,049
FUS	1,480	100	1993	1,480	119,342
STP	36	10	1993	4	322
UST	28	45	1993	13	1,049

TOTALS	4,662			4,325	348,756
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	20	16	320.00	SF	10.00
4	0749	M/H STORG	0	100	0	0	1.00	UT	2,000.00
5	0940	SHEDS/PORT	0	100	28	12	336.00	SF	30.00
6	0510	GARAGE WD-	0	100	38	50	1,900.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	100.00	220.00	1.69

REVIEW DATE 04/23/2024 BY NWA



96148 ONEIL-SCOTT RD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/20/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
3	1242	WD DECK A	0	100	20	16	320.00	SF	10.00	10.00	100	1991	1991	3	20	640	
4	0749	M/H STORG	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1969	1969	3	20	400	
5	0940	SHEDS/PORT	0	100	28	12	336.00	SF	30.00	30.00	100	1980	1980	3	20	2,016	
6	0510	GARAGE WD-	0	100	38	50	1,900.00	SF	35.00	35.00	100	2011	2011	3	56	37,240	

TOTAL OB/XF										42,536							
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
1	000100	C	RES	100		OR	100.00	220.00	1.69	AC		1.00	1.00	1.00	90,000.00	90,000.00	152,100

Market: 0 Agricultural: 0 Common: 152,100

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				348,756	
TOTAL MARKET OB/XF VALUE				42,536	
TOTAL LAND VALUE - MARKET				152,100	
TOTAL MARKET VALUE				543,392	
SOH/AGL Deduction				250,418	
ASSESSED VALUE				292,974	
TOTAL EXEMPTION VALUE		HX HB VX		56,411	
BASE TAXABLE VALUE				236,563	
TOTAL JUST VALUE				543,392	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				537,094	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13131	RE-ROOF	2,000	09/03/2012
B24642	GARAGE	78,120	04/01/2011
E23384	NEW CONSTR	0	04/01/2011
B24091	XFOB	3,711	11/01/2010
2006	NEW CONSTR	3,000	12/24/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0976/1898	11/22/2000	WD	U	I	07
GRANTOR: HOPKINS THERESA BEATR					
GRANTEE: SHEPHARD KENNETH L					
0959/0812	11/22/2000	WD	U	I	16
GRANTOR: INMAN EDITH HOPKINS					
GRANTEE: SHEPHARD KENNETH &					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W38 BAS=[YR=2017] N26 W22 S26 E22 \$ W22 UST=[YR=1993] W2 S14 E2 N14 \$ S28 FGR=[YR=1993] S25 E23 N16 STP=[YR=1993] E12 N3 W1 FOP=[YR=1993] N4 W11 S4 E11 \$ W11 S3 \$ N9 W23 \$ E23 S2 E11 S4 E6 S3 R3 D3 E7 U3 R3 N3 E7 N34 \$ PTR= E15 FUS=[YR=1993] E40 S37 W40 N37 \$ W15 \$.									