

LOTS 14 & 15
IN OR 1271/1496
AMELIA ISLAND INDUSTRIAL PARK

O'CONNER JAMES JOHN LVG TRUST/O'CONNER JAMES JOHN
2440 LYNNDALE RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1017-0014-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	6 100
Frame	05 STEEL 100
Story Height	12 100
RMS	15 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	0P OWNER/PART 100
Quality	03 Quality Level 03
DOR CODE	4800 WAREHOUSE-STORAGE
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1070.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	900	185	1,665	31,594
BAS	6,000	100	6,000	113,850
BAS	2,260	100	2,260	42,884
BAS	8,100	100	8,100	153,698
CAN	160	30	48	911
CAN	360	30	108	2,050

TOTALS	17,780	18,181	344,984
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	3,466.00	SF	2.80
2	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00
3	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00
4	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00
5	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00
6	0811	CONCRETE B	0	0	0	0	957.00	SF	5.20
7	0446	BOX FNC 6'	0	0	0	0	68.00	LF	20.00
8	6001	ROLLUP DR	0	0	0	0	8.00	UT	400.00
9	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	004800	C	WAREHOUSE	0	0003	I-1	0.00	0.00	43,750.00

REVIEW DATE 06/28/2021 BY KK

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
4807	06	18,181	79.8912	37.95	689,969	1986	1986	0	0
1 PREFAB MTL - 0% - 0 Heated Area: 17260 HX Base Yr									
2450 LYNNDALE RD, FERNANDINA BEACH									

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE 344,984									
TOTAL MARKET OB/XF VALUE 10,177									
TOTAL LAND VALUE - MARKET 328,125									
TOTAL MARKET VALUE 683,286									
SOH/AGL Deduction 51,494									
ASSESSED VALUE 631,792									
TOTAL EXEMPTION VALUE 0									
BASE TAXABLE VALUE 631,792									
TOTAL JUST VALUE 683,286									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 574,356									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4334B	N/A	70,000	06/05/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1271/1496	11/05/2004	WD	U	I	01	100	
GRANTOR: O'CONNER JAMES J							
GRANTEE: O'CONNER JAMES JOHN							
0469/0753	10/01/1985	WD	U	V		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W150 S40BAS=[YR=1994] W5S113 E2BAS=[YR=1995] S60E135AOF=[YR=1994] E15 CAN=[YR=1995] E6N60W6S60\$N60W15S60\$N60W135\$E18N113W15\$E150N40\$ CAN=[YR=1993] S40E4N40W4\$.									

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