

LOT 17
OR 802/1400 & PT 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

00-00-31-1017-0017-0000



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	7 100
Frame	05 STEEL 100
Story Height	19 100
RMS	3 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 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	766	185	1,417	32,322
BAS	6,758	100	6,758	154,150
BAS	36	100	36	821
CAN	180	30	54	1,232
TOTALS	7,740		8,265	188,524

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	0810	CONCRETE A	0	0	0	0			1,106.00	SF	6.50	1998	1998	3	77	5,536
2	0810	CONCRETE A	0	0	81	5			405.00	SF	6.50	1998	1998	3	77	2,027
3	0443	STK FNC 6'	0	0	0	0			10.00	LF	10.00	1998	1998	3	20	20
4	6001	ROLLUP DR	0	0	0	0			5.00	UT	400.00	1998	1998	3	20	400
5	0978	SECURTY LT	0	0	0	0			2.00	UT	450.00	1998	1998	3	48	432

LAND DESCRIPTION	
L N	USE CODE
1	004800

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4807	06	8,265	96.0399	45.62	377,049	1998	1998	0	0	0	50.00	50.00	
1 PREFAB MTL - 0% - 0													
Heated Area: 7560													
HX Base Yr													
2440 LYNNDALE RD, FERNANDINA BEACH													
BLD DATE 02/23/2021 KK LGL DATE 02/23/2021 KK													
XF DATE 02/23/2021 KK LAND DATE 02/23/2021 KK													
INC DATE AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		188,524	
TOTAL MARKET OB/XF VALUE		8,415	
TOTAL LAND VALUE - MARKET		262,500	
TOTAL MARKET VALUE		459,439	
SOH/AGL Deduction		22,046	
ASSESSED VALUE		437,393	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		437,393	
TOTAL JUST VALUE		459,439	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		397,630	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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							
0802/1400	8/11/1997	WD	U	V	06	100	
GRANTOR: O'CONNOR JAMES P							
GRANTEE: O'CONNOR JAMES J &							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] W60 S94 AOF=[YR=1998] S32 CAN=[YR=1998] S3 E60 N3 W60 \$ E26 N26W5 BAS=[YR=1999] N6 W6 S6 E6 \$ W6 N6 W15 \$ E21 S6 E5 S26 E34 N126 \$.	

LAND DESCRIPTION										TOTAL OB/XF										8,415									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	004800	C	WAREHOUSE	0	0003	I-1	100.00	175.00	17,500.00	SF		1.00	1.00	1.00	15.00	15.00	262,500												