LOT 19
IN OR 1399/1558
AMELIA ISLAND INDUSTRIAL PARK

O'CONNER JAMES PRATT/O'CONNER JAMES MITCHELL ET AL
PO BOX 471
FERNANDINA BEACH, FL 32035-0471

2023

00-00-31-1017-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

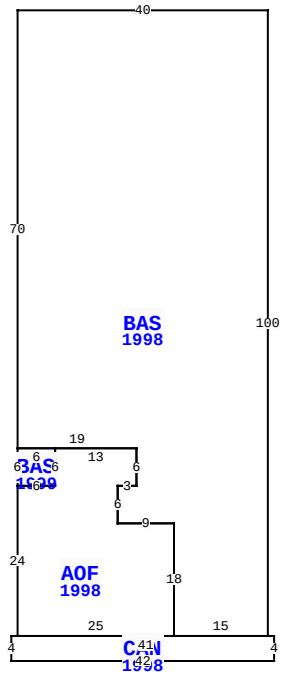
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		12 100
RMS		5 100
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	624	185	1,154	23,501
BAS	3,340	100	3,340	68,019
BAS	36	100	36	733
CAN	168	30	50	1,019
TOTALS	4,168		4,580	93,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	4,580	85.7487	40.73	186,543	1998	1998	0	0	0	50.00	50.00

1 PREFAB MTL – 0% - 0 Heated Area: 4000 HX Base Yr



2432 LYNNDALE RD, FERNANDINA BEACH

BLD DATE	06/28/2021	KK	LGL DATE	
XF DATE	06/28/2021	KK	LAND DATE	06/28/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	93,272
TOTAL MARKET OB/XF VALUE	14,498
TOTAL LAND VALUE - MARKET	196,875
TOTAL MARKET VALUE	304,645
SOH/AGL Deduction	7,921
ASSESSED VALUE	296,724
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,724
TOTAL JUST VALUE	304,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1399/1558	3/29/2006	PR	U	I	01	100
GRANTOR: O'CONNER JAMES M P/R						
GRANTEE: O'CONNER JAMES P ET						
0868/1442	2/19/1999	WD	U	V	09	100
GRANTOR: O'CONNER JAMES J & JA						
GRANTEE: O'CONNER JAMES P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W40 S70 BAS=[YR=1999] S6 AOF=[YR=1998] S24 CAN=[YR=1998] W1 S4 E42 N4 W41 $ E25 N18 W9 N6 E3 N6 W13 S6 W6 $ E6 N6 W6 $ E19 S6 W3 S6 E9 S18 E15 N100$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	0	0	0	2,182.00	SF	4.00	4.00	100	1998	1998	3	77	6,721	
2	0810	CONCRETE A	0	0	0	0	71.00	SF	6.50	6.50	100	1998	1998	3	77	355	
3	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1998	1998	3	20	240	
4	0812	CONCRETE C	0	0	0	0	1,514.00	SF	4.00	4.00	100	1998	1998	3	77	4,663	
5	0811	CONCRETE B	0	0	37	17	629.00	SF	5.20	5.20	100	1998	1998	3	77	2,519	

LAND DESCRIPTION

TOTAL OB/XF 14,498

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	75.00	175.00	13,125.00	SF		1.00	1.00	1.00	15.00	15.00	196,875							

REVIEW DATE 06/28/2021 BY KK Total Acres: 0.00 Total Land Value: 196,875 Market: 0 Agricultural: 0 Common: 196,875 PRINTED 08/02/2023 BY SYS