LOT 26
PT OR 1271/1496 & OR 1488/1652
AMELIA ISLAND INDUSTRIAL PARK

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

2023

00-00-31-1017-0026-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1070.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

LYNNDALE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	195,000
TOTAL MARKET VALUE	195,000
SOH/AGL Deduction	0
ASSESSED VALUE	195,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,000
TOTAL JUST VALUE	195,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1652	3/29/2007	PR	U	V	01	100
GRANTOR: O'CONNER JAMES M P/R						
GRANTEE: O'CONNER JAMES P ET						
1271/1496	11/05/2004	WD	U	I	01	100
GRANTOR: O'CONNER JAMES J						
GRANTEE: O'CONNER JAMES JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	004000	C	VAC INDUSTIR	0		I-1	105.00	195.00	19,500.00	SF		1.00	1.00	1.00	10.00	10.00	195,000							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 08/02/2023 BY SYS