

PT GOVT LOT 6 IN OR 1441/1360
& PT GOVT LOT 9 IN BNDRY LINE
AGMT'S PT OR 1436/857 &

CONNER JAMES D & ANGELA S/
2788 JIMMY CONNER PLACE
BRYCEVILLE, FL 32009

2023

20-1N-23-0000-0003-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	14,034
DCK	64	15	10	172
TOTALS	880		826	14,206

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	1,300.00	1,300.00
5	0510	GARAGE WD-	0 100	60	12	720.00	SF	24.85	24.85
6	0680	POLE SHED	0 100	14	9	126.00	SF	7.20	7.20
7	0940	SHEDS/PORT	0 100	14	11	154.00	SF	30.00	30.00
8	0681	POLE SHED	0 100	48	36	1,728.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	15.28

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	826	88.2000	57.33	47,355	1972	1972	0	0	0 70.00	30.00
1 M/H 93- - 100% - 2007 Heated Area: 816 HX Base Yr 2007											
12 68 24 44 8 8 8 8 2006 2006											
2788 JIMMY CONNER PL, BRYCEVILLE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/19/2023 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		242,931	
TOTAL MARKET OB/XF VALUE		50,239	
TOTAL LAND VALUE - MARKET		229,200	
TOTAL MARKET VALUE		522,370	
SOH/AGL Deduction		315,723	
ASSESSED VALUE		206,647	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		156,647	
TOTAL JUST VALUE		522,370	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,540	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631630	GARAGE	0	10/04/2016
C24922	CO ISSUED	0	03/13/2012
R12740	NEW CONSTR	9,600	10/01/2011
E23769	NEW CONSTR	0	09/01/2011
P14914	NEW CONSTR	0	08/01/2011
B24922	NEW CONSTR	241,513	07/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1441/1360	9/01/2006	WD	U	V	01
GRANTOR: CONNER HELEN L					
GRANTEE: CONNER JAMES D & AN					
1141/1064	6/02/2003	WD	U	V	01
GRANTOR: CONNER HELEN L					
GRANTEE: CONNER JAMES D & AN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS2006=W68 S12 E44 DCK2006=S8 E8 N8 W8\$ E24 N12\$.									

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