PT OF GOVT LOT 5
IN OR 1311/301
ESMT IN OR 830/1269

O'CONNER JAMES SHANNON
2440 LYNNDALE RD
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0026-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

95440 SANTA JUANA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	166,500
TOTAL MARKET VALUE	178,500
SOH/AGL Deduction	82,233
ASSESSED VALUE	96,267
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,267
TOTAL JUST VALUE	178,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0301	4/20/2005	TD	Q	I		70,000
GRANTOR: WILLIAMS H E TRUSTEE						
GRANTEE: O'CONNER JAMES SHAN						
0820/1232	1/26/1998	TD	U	V	07	100
GRANTOR: MORRIS W A TRUSTEE						
GRANTEE: WILLIAMS H E TRUSTE						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000715	C	MISC RES AC	0			0.00	0.00	2.22	AC		1.00	1.00	1.00	75,000.00	75,000.00	166,500							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 2.22 Total Land Value: 166,500 Market: 0 Agricultural: 0 Common: 166,500 PRINTED 08/02/2023 BY SYS