PT OF TRACT O OF GORDIE SUB
UNR IN OR 1738/469 & PT OF
J PELOT GRANT SEC 11-2N-28E IN

O'CONNER JAMES D & ANGELIA M
96725 BUCCANEER TRAIL
FERNANDINA BEACH, FL 32034

2024

00-00-30-0265-0000-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

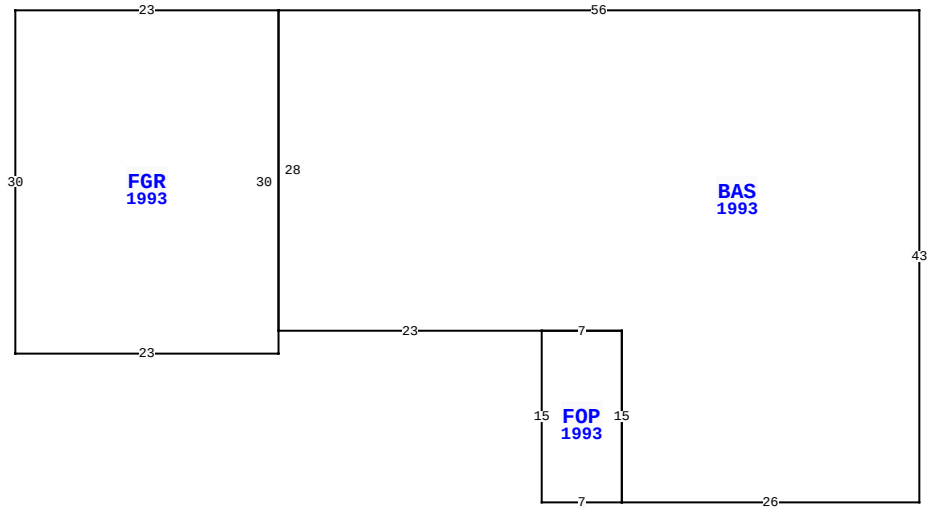
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	1,958	190,298
FGR	690	55	380	36,932
FOP	105	30	32	3,110
TOTALS	2,753		2,370	230,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,370	109.6620	137.08	324,880	1981	1981	0	0	0	29.10	70.90

1 SNGL FAM – 100% - 2012 Heated Area: 1958 HX Base Yr 2012



BLD DATE	08/11/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

96725 BUCCANEER TRL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		230,340
TOTAL MARKET OB/XF VALUE		8,756
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		589,096
SOH/AGL Deduction		375,888
ASSESSED VALUE		213,208
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,208
TOTAL JUST VALUE		589,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632844	PLUMBFIXT	35,000	08/01/2016
6859	GARAGE	20,332	11/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1930/0616	7/29/2014	QC	U	I	11	100
GRANTOR: CITY OF FERNANDINA BE						
GRANTEE: O'CONNER JAMES D &						
1791/1218	4/24/2012	QC	U	I	11	100
GRANTOR: CITY OF FERNANDINA BE						
GRANTEE: O'CONNER JAMES D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 FGR=[YR=1993] W23 S30 E23 N30$ S28
E23FOP=[YR=1993] S15E7 N15 W7$ E7 S15 E26 N43$.

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	0510	GARAGE WD-	0	100	46	26	1,196.00	SF	35.00	35.00	100	1991	1991	3	20	8,372	
2	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	1998	1998	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 8,756

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS