

LOT 17
OR 802/1400 & PT OR 1271/1496
AMELIA ISLAND INDUSTRIAL PARK

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

2024

00-00-31-1017-0017-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
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	7 100
Frame	05 STEEL 100
Story Height	19 100
RMS	3 100
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	766	185	1,417	31,132
BAS	6,758	100	6,758	148,474
BAS	36	100	36	791
CAN	180	30	54	1,187
TOTALS	7,740		8,265	181,582

EXTRA FEATURES	
L N	OB/XF CODE
1	0810
2	0810
3	0443
4	6001
5	0978

LAND DESCRIPTION	
L N	USE CODE
1	004800

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4807	06	8,265	96.0399	43.94	363,164	1998	1998	0	0	0 50.00	50.00
1 PREFAB MTL - 0% - 0											
Heated Area: 7560											
HX Base Yr											
2440 LYNNDALE RD, FERNANDINA BEACH											
BLD DATE 02/23/2021 KK LGL DATE 02/23/2021 KK											
XF DATE 02/23/2021 KK LAND DATE 02/23/2021 KK											
INC DATE AG DATE											

L N	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	0810	CONCRETE A	0	0	0	1,106.00	SF	6.50	6.50	100	1998	1998	3	75	5,392	
2	0810	CONCRETE A	0	0	81	405.00	SF	6.50	6.50	100	1998	1998	3	75	1,974	
3	0443	STK FNC 6'	0	0	0	10.00	LF	10.00	10.00	100	1998	1998	3	20	20	
4	6001	ROLLUP DR	0	0	0	5.00	UT	400.00	400.00	100	1998	1998	3	20	400	
5	0978	SECURTY LT	0	0	0	2.00	UT	450.00	450.00	100	1998	1998	3	45	405	

TOTAL OB/XF											8,191		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT	LA	
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VA	
03	I-1	100.00	175.00	17,500.00	SF		1.00	1.00	1.00	15.00	15.00	2	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			181,582
TOTAL MARKET OB/XF VALUE			8,191
TOTAL LAND VALUE - MARKET			262,500
TOTAL MARKET VALUE			452,273
SOH/AGL Deduction			0
ASSESSED VALUE			452,273
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			452,273
TOTAL JUST VALUE			452,273
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			459,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1271/1496	11/05/2004	WD	U	I	01	100	
GRANTOR: O'CONNER JAMES J							
GRANTEE: O'CONNER JAMES JOHN							
0802/1400	8/11/1997	WD	U	V	06	100	
GRANTOR: O'CONNOR JAMES P							
GRANTEE: O'CONNOR JAMES J &							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] W60 S94 A0F=[YR=1998] S32 CAN=[YR=1998] S3 E60 N3 W60 \$ E26 N26W5 BAS=[YR=1999] N6 W6 S6 E6 \$ W6 N6 W15 \$ E21 S6 E5 S26 E34 N126 \$.	