

LOT 19
IN OR 1399/1558
AMELIA ISLAND INDUSTRIAL PARK

O'CONNER JAMES PRATT/O'CONNER JAMES MITCHELL ET AL
PO BOX 471
FERNANDINA BEACH, FL 32035-0471

2024

00-00-31-1017-0019-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 80
Exterior Wall	16 WD FR STUC 20
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	5 100
Frame	05 STEEL 100
Story Height	12 100
RMS	5 100
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	624	185	1,154	22,636
BAS	3,340	100	3,340	65,514
BAS	36	100	36	706
CAN	168	30	50	981
TOTALS	4,168		4,580	89,836

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4807	06	4,580	85.7487	39.23	179,673	1998	1998		0	0	50.00	50.00	
1 PREFAB MTL - 0% - 0 Heated Area: 4000 HX Base Yr													
2432 LYNNDALE RD, FERNANDINA BEACH													
BLD DATE 06/28/2021 XF DATE 06/28/2021 INC DATE 06/28/2021 LGL DATE 06/28/2021 LAND DATE 06/28/2021 AG DATE 06/28/2021													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0812	CONCRETE C	0	0	0	2,182.00	SF	4.00	4.00	100	1998	1998	75
2	0810	CONCRETE A	0	0	0	71.00	SF	6.50	6.50	100	1998	1998	75
3	6001	ROLLUP DR	0	0	0	3.00	UT	400.00	400.00	100	1998	1998	20
4	0812	CONCRETE C	0	0	0	1,514.00	SF	4.00	4.00	100	1998	1998	75
5	0811	CONCRETE B	0	0	37	629.00	SF	5.20	5.20	100	1998	1998	75

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	004800	C	WAREHOUSE	0	0003	I-1	75.00	175.00	13,125.00	SF		1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		89,836	
TOTAL MARKET OB/XF VALUE		14,127	
TOTAL LAND VALUE - MARKET		196,875	
TOTAL MARKET VALUE		300,838	
SOH/AGL Deduction		0	
ASSESSED VALUE		300,838	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		300,838	
TOTAL JUST VALUE		300,838	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1399/1558	3/29/2006	PR U	I	01	
GRANTOR: O'CONNER JAMES M P/R					
GRANTEE: O'CONNER JAMES P ET					
0868/1442	2/19/1999	WD U	V	09	
GRANTOR: O'CONNER JAMES J & JA					
GRANTEE: O'CONNER JAMES P					

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1998] W40 S70 BAS=[YR=1999] S6 AOF=[YR=1998] S24 CAN=[YR=1998] W1 S4 E42 N4 W41 \$ E25 N18 W9 N6 E3 N6 W13 S6 W6 \$ E6 N6 W6 \$ E19 S6 W3 S6 E9 S18 E15 N100\$.													