PT OF NE1/4 OF SEC 5-1S-23E
IN OR 2719/619 (EX UTIL ESMT IN
OR 1353/1602)

JONNCONN LLC
96267 LIGHTWIND DR
FERNANDINA BEACH, FL 32034

**2024**

**05-1S-23-0000-0001-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

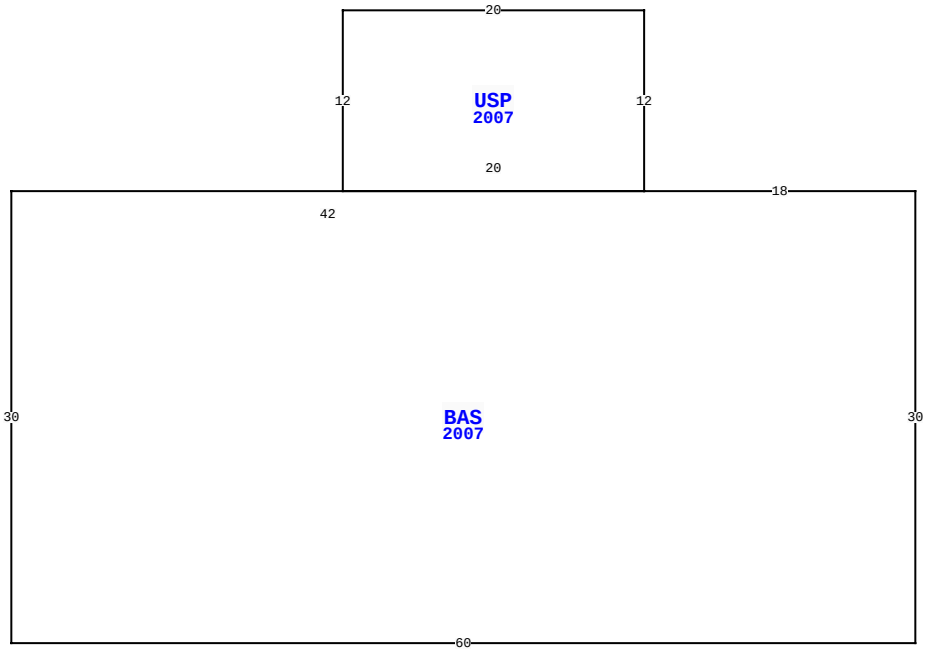
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,800 | 100 | 1,800 | 87,998 |
| USP | 240 | 50 | 120 | 5,867 |
| TOTALS | 2,040 | | 1,920 | 93,865 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,920 | 116.4000 | 87.30 | 167,616 | 2005 | 2005 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1800 HX Base Yr




| | | | | |
|---|---|---|---|---|
| BLD DATE | 03/27/2008 | JH | LGL DATE | |
| XF DATE | 03/27/2008 | JH | LAND DATE | 06/13/2023 MLU |
| INC DATE | | | AG DATE | |

1612 KINARD RD, BRYCEVILLE

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 93,865 |
| TOTAL MARKET OB/XF VALUE | 15,890 |
| TOTAL LAND VALUE - MARKET | 290,260 |
| TOTAL MARKET VALUE | 147,132 |
| SOH/AGL Deduction | 32,733 |
| ASSESSED VALUE | 114,399 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 114,399 |
| TOTAL JUST VALUE | 400,015 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 397,872 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E15664 | ELEC OTHER | 0 | 09/01/2005 |
| MH4655 | MH MOVE-ON | 0 | 09/01/2005 |
| M10299 | MECH OTHER | 0 | 09/01/2005 |
| P09966 | OTHER | 0 | 09/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2719/619 | 6/13/2024 | WD | U | I | 37 | 330,000 |
| GRANTOR: STEPHENS CAROLYN DIAN | | | | | | |
| GRANTEE: JONNCONN LLC | | | | | | |
| 1305/1598 | 3/31/2005 | WD | Q | V | | 112,000 |
| GRANTOR: HIGGINBOTHAM ALBERT L | | | | | | |
| GRANTEE: STEPHENS CAROLYN DI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W18 USP=[YR=2007] N12 W20 S12 E20$ W 42 S30 E60 N30$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 89 | 3,115 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 20 | 8 | 160.00 | SF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 40 | 640 | |
| 3 | 0510 | GARAGE WD- | 0 | 0 | 24 | 24 | 576.00 | SF | 35.00 | 35.00 | 100 | 2009 | 2009 | 3 | 56 | 11,290 | |
| 4 | 1242 | WD DECK A | 0 | 0 | 13 | 10 | 130.00 | SF | 10.00 | 10.00 | 100 | 2014 | 2014 | 3 | 65 | 845 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,890

| 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 | 005000 | C | RURAL HOME | 0 | 0005 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 285 | | | | | | | |
| 3 | 005600 | A | TIMBER 3 SI | 0 | | OR | 0.00 | 0.00 | 17.09 | AC | | 1.00 | 1.00 | 1.00 | 415.00 | 415.00 | 7,092 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 18.59 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 260,260 | | | | | | | |

REVIEW DATE 02/14/2024 BY KBA Total Acres: 19.59 Total Land Value: 37,377 Market: 260,260 Agricultural: 7,377 Common: 30,000 PRINTED 08/06/2024 BY SYS