PT N1/2 SEC 5 IN OR 2549/1118
(EX PT IN DB 980/1729,
OR 992/848,207/17 & 1500/1337)

JONNCONN LLC
96267 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

**2024**

**05-1S-24-0000-0002-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| 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 | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

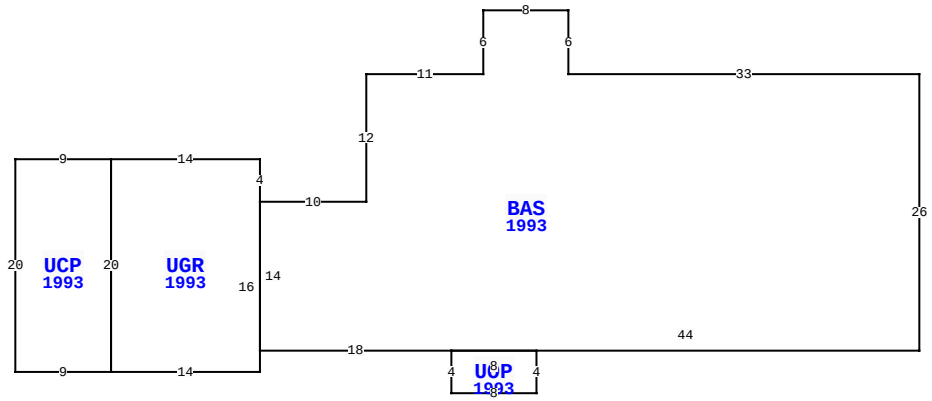
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,540 | 100 | 1,540 | 101,386 |
| UCP | 180 | 20 | 36 | 2,370 |
| UGR | 280 | 45 | 126 | 8,295 |
| UOP | 32 | 20 | 6 | 395 |
| TOTALS | 2,032 | | 1,708 | 112,446 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,708 | 90.0000 | 85.50 | 146,034 | 1948 | 1960 | 0 | 0 | 0 | 23.00 | 77.00 |

1 SINGLE FAM – 0% - 2023 Heated Area: 1540 HX Base Yr




12370 US HWY 301, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 112,446 |
| TOTAL MARKET OB/XF VALUE | 6,388 |
| TOTAL LAND VALUE - MARKET | 63,000 |
| TOTAL MARKET VALUE | 181,834 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 181,834 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 181,834 |
| TOTAL JUST VALUE | 181,834 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 176,593 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8760 | ADDITION | 12,740 | 03/16/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2549/1118 | 3/23/2022 | WD | Q | I | 01 | 270,500 |
| GRANTOR: CONNER RONALD R & | | | | | | |
| GRANTEE: JONNCONN LLC | | | | | | |
| 2520/1186 | 12/01/2021 | FJ | U | I | 11 | 100 |
| GRANTOR: CONNER LEWIS H EST | | | | | | |
| GRANTEE: CONNER RONALD R & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W33 N6 W8 S6 W11 S12 W10 UGR=[YR=1993] N4 W14
UCP=[YR=1993] W9 S20 E9 N20$ S20 E14 N16$ S14 E18
UOP=[YR=1993] S4 E8N4 W8$ E44 N26$.

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 18 | 180.00 | SF | 30.00 | 30.00 | 100 | 1952 | 1952 | 3 | 20 | 1,080 | |
| 2 | 0510 | GARAGE WD- | 0 | 0 | 20 | 18 | 360.00 | SF | 26.25 | 26.25 | 100 | 1986 | 1986 | 3 | 20 | 1,890 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,042.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 82 | 3,418 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,388

| 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 | 000115 | C | SFR ACRES | 0 | 0004 | OR | 0.00 | 0.00 | 3.50 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 63,000 | | | | | | | |

REVIEW DATE 03/05/2020 BY TWA Total Acres: 3.50 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/06/2024 BY SYS