

O'CONNER JAMES SHANNON/O'CONNER JAMES DALE ET AL  
2440 LYNNDAL RD  
FERNANDINA BEACH, FL 32034

**00-00-31-1017-0014-0000**



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall  
Roof Structur

25 MOD METAL 100  
10 STEEL FRME 100

Roof Cover  
Interior Wall

12 MODULAR MT 100  
01 MINIMUM 100

Interior Floor  
Ceiling

03 CONC FINSH 100  
02 F.NOT SUS 100

Air Condition  
Heating Type

01 NONE 100  
01 NONE 100

Plumbing  
Frame

6 100  
05 STEEL 100

Story Height

12 100

RMS  
Stories  
Class

15 100  
1. 1. 100  
00 . 100

Units  
BUD8 Adjustme  
Occupancy

0 100  
02 DIST FB 100  
OP OWNER/PART 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

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

AOF

900

185

1994

1,665

30,428

BAS

6,000

100

1993

6,000

109,650

BAS

2,260

100

1994

2,260

41,302

BAS

8,100

100

1995

8,100

148,028

CAN

160

30

1993

48

877

CAN

360

30

1995

108

1,974

TOTALS

17,780

18,181

332,258

EXTRA FEATURES

2450 LYNNDALE RD, FERNANDINA BEACH

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

0812

CONCRETE C

0 0

0 0

3,466.00

SF

2.80

2.80

100

1986

1986

3

47

4,561

2

0978

SECURTY LT

0 0

0 0

2.00

UT

450.00

450.00

100

1986

1986

3

23

207

3

0978

SECURTY LT

0 0

0 0

1.00

UT

450.00

450.00

100

1988

1988

3

25

113

4

6001

ROLLUP DR

0 0

0 0

5.00

UT

400.00

400.00

100

1986

1986

3

20

400

5

6001

ROLLUP DR

0 0

0 0

5.00

UT

400.00

400.00

100

1988

1988

3

20

400

6

0811

CONCRETE B

0 0

0 0

957.00

SF

5.20

5.20

100

1987

1987

3

49.5

2,463

7

0446

BOX FNC 6'

0 0

0 0

68.00

LF

20.00

20.00

100

1987

1987

3

20

272

8

6001

ROLLUP DR

0 0

0 0

8.00

UT

400.00

400.00

100

1987

1987

3

20

640

9

6002

EL ROLL DR

0 0

0 0

2.00

UT

900.00

900.00

100

1987

1987

3

20

360

LAND DESCRIPTION

TOTAL OB/XF

9,416

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

004800

C

WAREHOUSE

0

0003

I-1

0.00

0.00

43,750.00

SF

1.00

1.00

0.60

15.00

9.00

393,750

REVIEW DATE

06/28/2021

BY

KK

Total Acres:

0.00

Total Land Value:

393,750

Market:

0

Agricultural:

0

Common:

393,750

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

4807

06

18,181

79.8912

36.55

664,516

1986

1986

0

0

50.00

50.00

1

PREFAB MTL - 0% - 0

Heated Area: 17260

HX Base Yr

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

332,258

TOTAL MARKET OB/XF VALUE

9,416

TOTAL LAND VALUE - MARKET

393,750

TOTAL MARKET VALUE

735,424

SOH/AGL Deduction

0

ASSESSED VALUE

735,424

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

735,424

TOTAL JUST VALUE

735,424

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

670,180

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2759/741

12/20/2024

TD

U

I

11

100

GRANTOR: O' CONNER JAMES JOHN L

GRANTEE: O' CONNER JAMES SHAN

1271/1496

10/28/2004

WD

Q

I

01

100

GRANTOR: O' CONNER JAMES J

GRANTEE: O' CONNER JAMES JOHN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W150 S40BAS=[YR=1994] W5S113 E2BAS=[YR=1995] S60E13SAOF=[YR=1994] E15 CAN=[YR=1995] E6N60W6S60SN60W15S60\$ N60W135\$E18N113W15\$E150N40\$ CAN=[YR=1993] S40E4N40W4\$.