IN OR 1154/1901
ESMT PT OR 688/530
EX 1-8 & 1-9

CONGER STEVE R & JULIE A
1579 SCOTTRIDGE LANE
SAINT JOHNS, FL 32259-9232

2025

02-1S-24-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

THORNHILL PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/18/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,440
TOTAL LAND VALUE - MARKET	290,000
TOTAL MARKET VALUE	21,080
SOH/AGL Deduction	1,372
ASSESSED VALUE	19,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,708
TOTAL JUST VALUE	303,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311909	NEW CONSTR	0	11/01/2003
8820	MH MOVE-ON	42,000	02/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1154/1901	7/18/2003	WD	U	V	07	100
GRANTOR: WHITE REGINALD & ANNA						
GRANTEE: CONGER STEVE & JULI						
1075/1011	8/16/2002	WD	U	V		190,000
GRANTOR: WHITE REGINALD L & AN						
GRANTEE: CONGER STEVE & JULI						

BUILDING NOTES

BUILDING DIMENSIONS

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	0510	GARAGE WD-	0	0	40	30	1,200.00	SF	35.00	35.00	100	2004	2004	3	32	13,440	

LAND DESCRIPTION

TOTAL OB/XF 13,440

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	390.00	390.00	4,680							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	290,000							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 20.00 Total Land Value: 7,640 Market: 290,000 Agricultural: 7,640 Common: 0 PRINTED 07/30/2025 BY SYS