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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

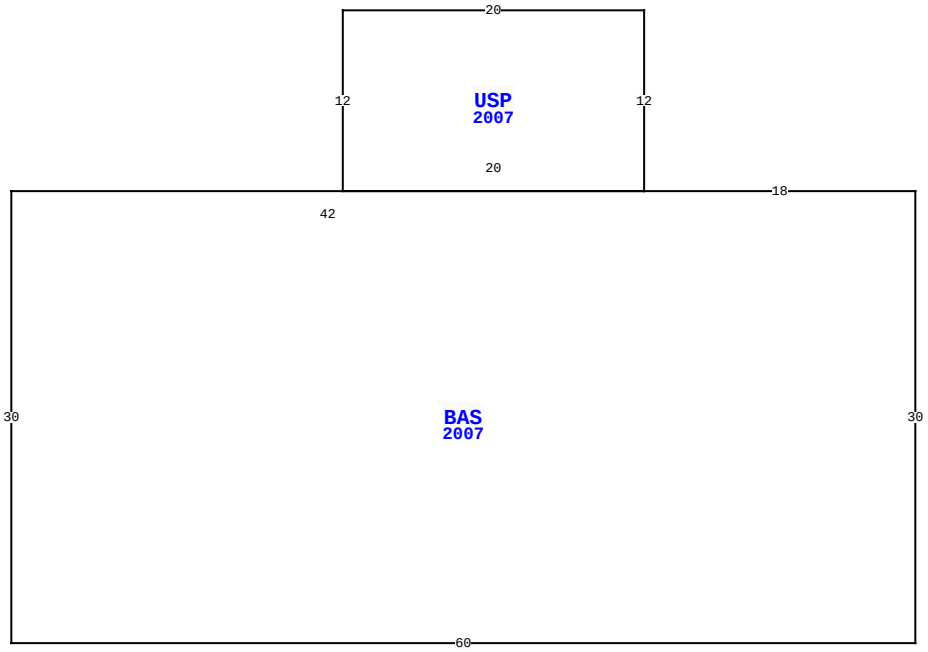
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2007	1,800	96,170
USP	240	50	2007	120	6,411
TOTALS	2,040			1,920	102,581

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	98.94	189,965	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 2025 Heated Area: 1800 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

1612 KINARD RD, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	102,581
TOTAL MARKET OB/XF VALUE	14,903
TOTAL LAND VALUE - MARKET	284,055
TOTAL MARKET VALUE	401,539
SOH/AGL Deduction	0
ASSESSED VALUE	401,539
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,539
TOTAL JUST VALUE	401,539
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,015

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	88	3,080	
2	1242	WD DECK A	0	0	20	8	160.00	SF	10.00	10.00	100	2009	2009	3	35	560	
3	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	2009	2009	3	52	10,483	
4	1242	WD DECK A	0	0	13	10	130.00	SF	10.00	10.00	100	2014	2014	3	60	780	

LAND DESCRIPTION

TOTAL OB/XF 14,903

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	000100	C	RES	0	0005	OR	0.00	0.00	19.59	AC		1.00	1.00	1.00	14,500.00	14,500.00	284,055							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 19.59 Total Land Value: 284,055 Market: 0 Agricultural: 0 Common: 284,055 PRINTED 07/30/2025 BY SYS