IN OR 2642/1984

HICKS D N ESTATE OF
C/O JONNCONN LLC, 96267 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2025

05-1S-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

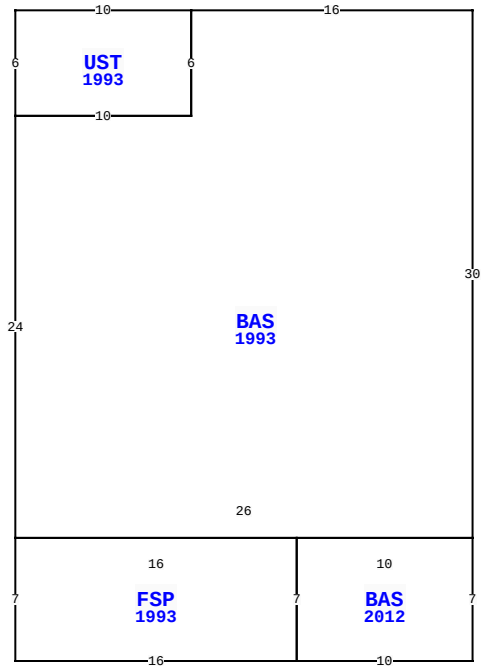
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	26,735
BAS	70	100	2012	70	2,599
FSP	112	40	1993	45	1,671
UST	60	45	1993	27	1,002
TOTALS	962			862	32,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	862	92.8260	92.83	80,019	1920	1920	0	0	40	33.25	40.00

1 SINGLE FAM – 0% - 0 Heated Area: 790 HX Base Yr



12470 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	32,008
TOTAL MARKET OB/XF VALUE	540
TOTAL LAND VALUE - MARKET	44,982
TOTAL MARKET VALUE	77,530
SOH/AGL Deduction	31,796
ASSESSED VALUE	45,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,734
TOTAL JUST VALUE	77,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/1984	5/24/2023	WD	P	I	98	16,000
GRANTOR: FLANSBURG MAX & DIANA						
GRANTEE: JONNCONN LLC						
1903/0527	2/19/2014	WD	P	I	98	100
GRANTOR: FLANSBURG MAX L						
GRANTEE: FLANSBURG MAX L & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UST=[YR=1993] W10 S6 E10 N6 $ S6 W10 S24 FSP=[YR=1993] S7 E16 BAS=[YR=2012] E10 N7 W10 S7$ N7 W16 $ E26 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	0681	POLE SHED	0	0	12	12	144.00	SF	15.00	15.00	100	1998	1998	3	25	540	

LAND DESCRIPTION

TOTAL OB/XF 540

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	0004	OR	0.00	0.00	0.28	AC		1.00	1.00	3.57	45,000.00	160,650.00	44,982							

REVIEW DATE 02/06/2024 BY WWA Total Acres: 0.28 Total Land Value: 44,982 Market: 0 Agricultural: 0 Common: 44,982 PRINTED 07/30/2025 BY SYS