

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

2025

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

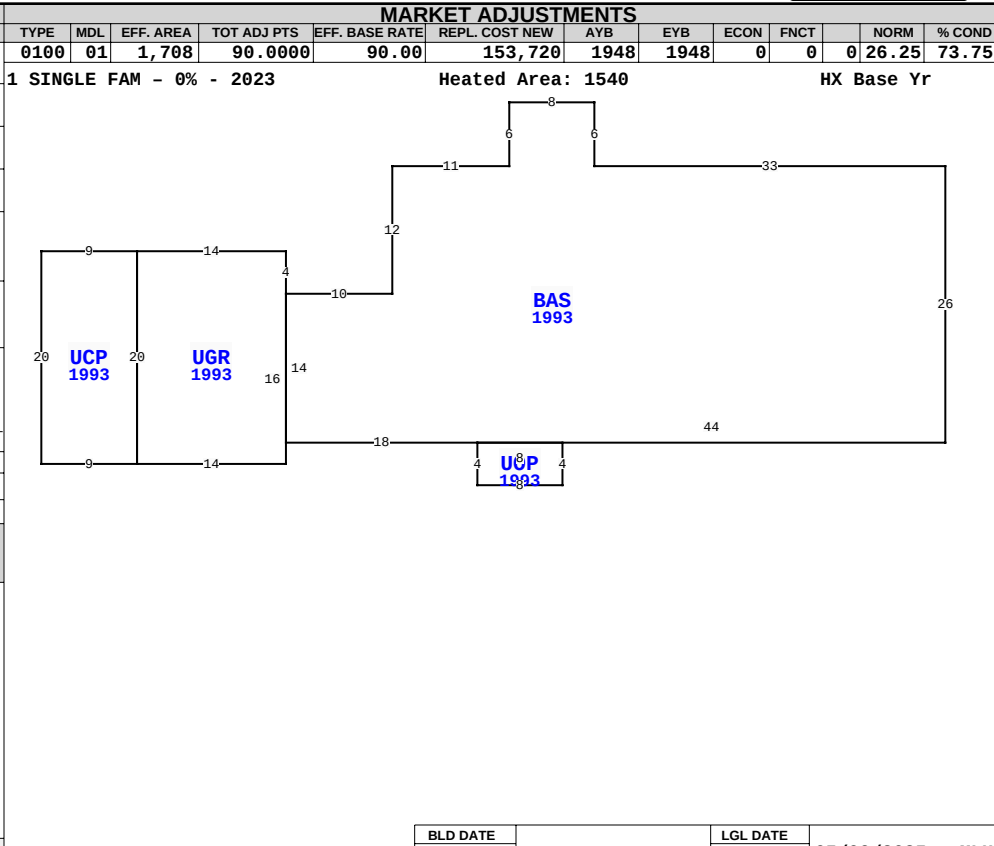
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1993	1,540	102,218
UCP	180	20	1993	36	2,390
UGR	280	45	1993	126	8,363
UOP	32	20	1993	6	398
TOTALS	2,032			1,708	113,368

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0510	GARAGE WD-	0	0	20	18	360.00	SF	26.25
3	0812	CONCRETE C	0	0	0	0	1,042.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0004	OR	0.00	0.00	3.50

REVIEW DATE 05/06/2025 BY WWA



12370 US HWY 301, BRYCEVILLE	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
5,224									

Total Acres: 3.50 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	113,368		
TOTAL MARKET OB/XF VALUE	5,224		
TOTAL LAND VALUE - MARKET	105,000		
TOTAL MARKET VALUE	223,592		
SOH/AGL Deduction	29,051		
ASSESSED VALUE	194,541		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	194,541		
TOTAL JUST VALUE	223,592		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	181,834		

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									
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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\$.									

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