PT OF GOV LOT 6
R 107186 & 107187
IN OR 467 PG 167

GRIFFIN WILLIAM W & VIRGINIA G/
2621 JIMMY CONNER PLACE
BRYCEVILLE, FL 32009

2025

20-1N-23-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
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
Quality	03	Quality Level 03

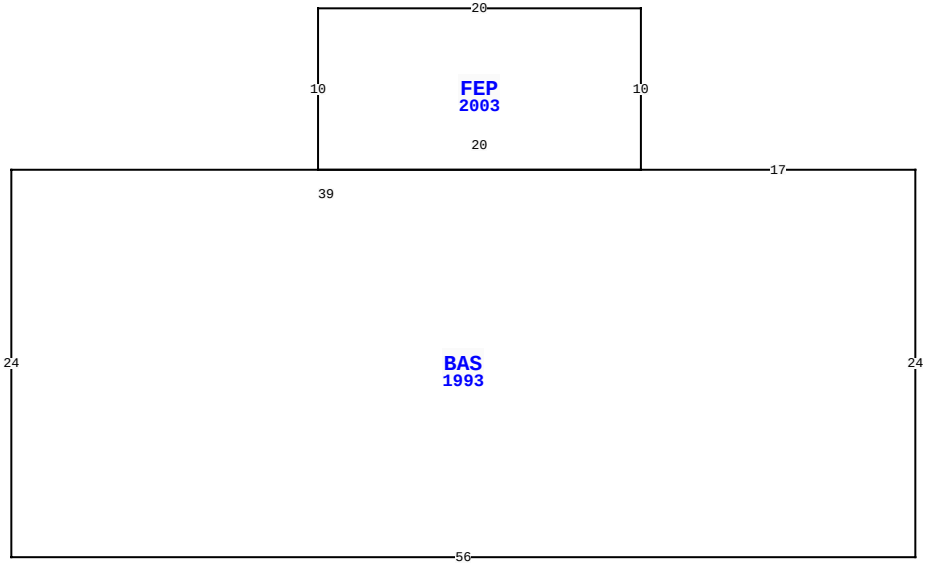
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	33,482
FEP	200	85	2003	170	4,235
TOTALS	1,544			1,514	37,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,514	103.8000	83.04	125,723	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1514 HX Base Yr 1982



2621 JIMMY CONNER PL, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		37,717
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		135,217
SOH/AGL Deduction		89,265
ASSESSED VALUE		45,952
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,952
TOTAL JUST VALUE		135,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0467/0167	9/01/1985	WD	U	V		10,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FEP=[YR=2003] N10 W20 S10 E20$ W39 S24 E56 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS