LOTS 14 & 15
AMELIA ISLAND INDUSTRIAL PARK
SEC 3 PB 5/59

O'CONNER JAMES SHANNON/O'CONNER JAMES DALE ET AL
2440 LYNNDALE RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1017-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

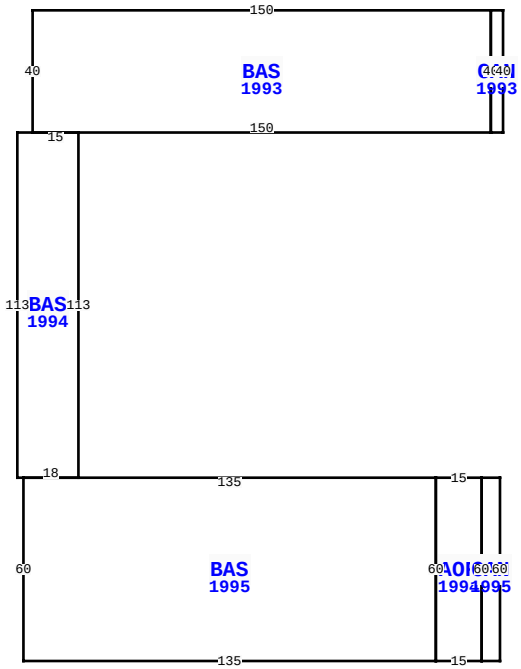
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		12 100
RMS		15 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OP	OWNER/PART 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1070.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	900	185	1994	1,665	31,594
BAS	6,000	100	1993	6,000	113,850
BAS	2,260	100	1994	2,260	42,884
BAS	8,100	100	1995	8,100	153,698
CAN	160	30	1993	48	911
CAN	360	30	1995	108	2,050
TOTALS	17,780			18,181	344,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	18,181	79.8912	37.95	689,969	1986	1986	0	0	0	50.00	50.00

1 PREFAB MTL 0% - 0 Heated Area: 17260 HX Base Yr



BLD DATE	06/28/2021 KK	LGL DATE	
XF DATE	06/28/2021 KK	LAND DATE	05/08/2026 DC
INC DATE		AG DATE	

2450 LYNNDALE RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	344,984
TOTAL MARKET OB/XF VALUE	8,987
TOTAL LAND VALUE - MARKET	406,875
TOTAL MARKET VALUE	760,846
SOH/AGL Deduction	0
ASSESSED VALUE	760,846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	760,846
TOTAL JUST VALUE	760,846
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	735,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4334B	N/A	70,000	06/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2759/741	12/20/2024	TD	U	I	11	100
GRANTOR: O'CONNER JAMES JOHN L						
GRANTEE: O'CONNER JAMES SHAN						
1271/1496	10/28/2004	WD	Q	I	01	100
GRANTOR: O'CONNER JAMES J						
GRANTEE: O'CONNER JAMES JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;LABEL=2446 Lynndale Rd;ORIG=-153,153] S60 E135 N60 W135 $
BAS=[YR=1993;LABEL=2450 Lynndale Rd;ORIG=0,0] W150 S40 E150 N40 $
BAS=[YR=1994;ORIG=-150,40] W5 S113 E2 E18 N113 W15 $
AOF=[YR=1994;ORIG=-18,213] E15 N60 W15 S60 $
CAN=[YR=1995;ORIG=-3,213] E6 N60 W6 S60 $
CAN=[YR=1993;ORIG=0,0] S40 E4 N40 W4 $
.

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	0812	CONCRETE C	0	0	0	0	3,466.00	SF	2.80	2.80	100	1986	1986	3	44	4,270	
2	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1986	1986	3	22	198	
3	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1988	1988	3	24	108	
4	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	1986	1986	3	20	400	
5	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	1988	1988	3	20	400	
6	0811	CONCRETE B	0	0	0	0	957.00	SF	5.20	5.20	100	1987	1987	3	47	2,339	
7	0446	BOX FNC 6'	0	0	0	0	68.00	LF	20.00	20.00	100	1987	1987	3	20	272	
8	6001	ROLLUP DR	0	0	0	0	8.00	UT	400.00	400.00	100	1987	1987	3	20	640	
9	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	100	1987	1987	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 8,987

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	004800	C	WAREHOUSE	0	0003	I-1	0.00	0.00	43,750.00	SF		1.00	1.00	0.60	15.50	9.30	406,875							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 406,875 Market: 0 Agricultural: 0 Common: 406,875 PRINTED 07/09/2026 BY SYS