LOT 17
AMELIA ISLAND INDUSTRIAL PARK
SEC 3 PB 5/59

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

2026

00-00-31-1017-0017-0000

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		7 100
Frame	05	STEEL 100
Story Height		19 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

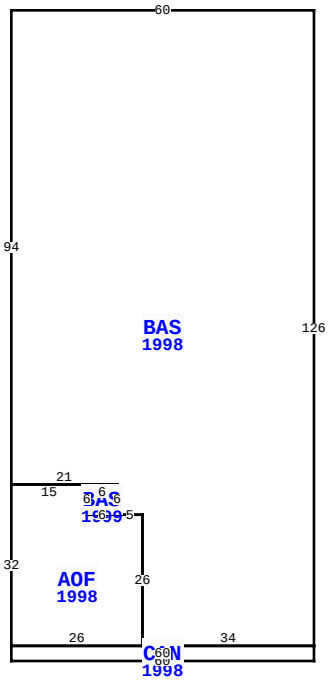
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1070.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	766	185	1998	1,417	32,322
BAS	6,758	100	1998	6,758	154,150
BAS	36	100	1999	36	821
CAN	180	30	1998	54	1,232
TOTALS	7,740			8,265	188,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	8,265	96.0399	45.62	377,049	1998	1998	0	0	0	50.00	50.00

1 PREFAB MTL 0% - 0 Heated Area: 7560 HX Base Yr



BLD DATE	02/23/2021	KK	LGL DATE		
XF DATE	02/23/2021	KK	LAND DATE	05/08/2026	DC
INC DATE			AG DATE		

2440 LYNNDALE RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	188,524
TOTAL MARKET OB/XF VALUE	7,851
TOTAL LAND VALUE - MARKET	271,250
TOTAL MARKET VALUE	467,625
SOH/AGL Deduction	0
ASSESSED VALUE	467,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	467,625
TOTAL JUST VALUE	467,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	452,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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=1998] W60 S94 AOF=[YR=1998] S32 CAN=[YR=1998] S3 E60 N3 W60 $ E26 N26W5 BAS=[YR=1999] N6 W6 S6 E6 $ W6 N6 W15 $ E21 S6 E5 S26 E34 N126 $.

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	0810	CONCRETE A	0	0	0	0	1,106.00	SF	6.50	6.50	100	1998	1998	3	72	5,176	
2	0810	CONCRETE A	0	0	81	5	405.00	SF	6.50	6.50	100	1998	1998	3	72	1,895	
3	0443	STK FNC 6'	0	0	0	0	10.00	LF	10.00	10.00	100	1998	1998	3	20	20	
4	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	1998	1998	3	20	400	
5	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1998	1998	3	40	360	

LAND DESCRIPTION

TOTAL OB/XF 7,851

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	100.00	175.00	17,500.00	SF		1.00	1.00	1.00	15.50	15.50	271,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 271,250 Market: 0 Agricultural: 0 Common: 271,250 PRINTED 07/09/2026 BY SYS