

LOT 19
IN OR 1399/1558
AMELIA ISLAND INDUSTRIAL PARK

O'CONNER JAMES PRATT/O'CONNER JAMES MITCHELL ET AL
PO BOX 471
FERNANDINA BEACH, FL 32035-0471

2026

00-00-31-1017-0019-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 80
Exterior Wall	16 WD FR STUC 20
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	5 100
Frame	05 STEEL 100
Story Height	12 100
RMS	5 100
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	624	185	1998	1,154	23,501
BAS	3,340	100	1998	3,340	68,019
BAS	36	100	1999	36	733
CAN	168	30	1998	50	1,019
TOTALS	4,168			4,580	93,272

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	2,182.00	SF	4.00
2	0810	CONCRETE A	0	0	0	0	71.00	SF	6.50
3	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00
4	0812	CONCRETE C	0	0	0	0	1,514.00	SF	4.00
5	0811	CONCRETE B	0	0	37	17	629.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	004800	C	WAREHOUSE	0	0003	I-1	75.00	175.00	13,125.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4807	06	4,580	85.7487	40.73	186,543	1998	1998	0	0	0 50.00	50.00		
1 PREFAB MTL 0% - 0 Heated Area: 4000 HX Base Yr													
2432 LYNNDALE RD, FERNANDINA BEACH													
BLD DATE 06/28/2021 XF DATE 06/28/2021 INC DATE 05/08/2026 DC													

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
1	0812	CONCRETE C	0	0	0	0	2,182.00	SF	4.00	4.00	100	1998	1998	3	72	6,284	
2	0810	CONCRETE A	0	0	0	0	71.00	SF	6.50	6.50	100	1998	1998	3	72	332	
3	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1998	1998	3	20	240	
4	0812	CONCRETE C	0	0	0	0	1,514.00	SF	4.00	4.00	100	1998	1998	3	72	4,360	
5	0811	CONCRETE B	0	0	37	17	629.00	SF	5.20	5.20	100	1998	1998	3	72	2,355	

TOTAL OB/XF										13,571							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	004800	C	WAREHOUSE	0	0003	I-1	75.00	175.00	13,125.00	SF		1.00	1.00	1.00	15.50	15.50	203,438

NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 2				Tax Dist:
BUILDING MARKET VALUE										93,272				
TOTAL MARKET OB/XF VALUE										13,571				
TOTAL LAND VALUE - MARKET										203,438				
TOTAL MARKET VALUE										310,281				
SOH/AGL Deduction										0				
ASSESSED VALUE										310,281				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										310,281				
TOTAL JUST VALUE										310,281				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										300,468				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1399/1558	3/29/2006	PR	Q	I	01	100			
GRANTOR: O'CONNER JAMES M P/R									
GRANTEE: O'CONNER JAMES P ET									
0868/1442	2/19/1999	WD	U	V	09	100			
GRANTOR: O'CONNER JAMES J & JA									
GRANTEE: O'CONNER JAMES P									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1998] W40 S70 BAS=[YR=1999] S6 AOF=[YR=1998] S24									
CAN=[YR=1998] W1 S4 E42 N4 W41 \$ E25 N18 W9 N6 E3 N6 W13 S6									
W6 \$ E6 N6 W6 \$ E19 S6 W3 S6 E9 S18 E15 N100\$.									