BLOCK 68 LOT 6
CITY OF FDNA BEACH

O'CONNER JAMES PRATT/O'CONNER JAMES MITCHELL ET AL
2440 LYNNDALE RD
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0068-0060**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

221 N 8TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 42,500 |
| TOTAL MARKET VALUE | 42,500 |
| SOH/AGL Deduction | 28,234 |
| ASSESSED VALUE | 14,266 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 14,266 |
| TOTAL JUST VALUE | 42,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 42,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2000 | DEMOLITION | 5,000 | 08/17/2000 |

### 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 | | | | | | |
| 1488/1657 | 3/29/2007 | PR | Q | V | 01 | 100 |
| GRANTOR: O'CONNER JAMES M P/R | | | | | | |
| GRANTEE: O'CONNER JAMES P ET | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000100 | C | RES | 0 | | R-2 | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 0.10 | 4,250.00 | 425.00 | 42,500 | | | | | | | |

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 07/09/2026 BY SYS