IN OR 1154/1901
ESMT PT OR 688/530
EX 1-8 & 1-9

**CONGER STEVE R & JULIE A**
1579 SCOTTRIDGE LANE
SAINT JOHNS, FL 32259-9232

**2026**

**02-1S-24-0000-0001-0040**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

THORNHILL PL, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 10/18/2024 KBA |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 12,600 |
| TOTAL LAND VALUE - MARKET | 260,000 |
| TOTAL MARKET VALUE | 20,300 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 20,300 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 20,300 |
| TOTAL JUST VALUE | 272,600 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 303,440 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0311909 | NEW CONSTR | 0 | 11/01/2003 |
| 8820 | MH MOVE-ON | 42,000 | 02/27/1992 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1154/1901 | 7/18/2003 | WD | U | V | 07 | 100 |
| GRANTOR: WHITE REGINALD & ANNA | | | | | | |
| GRANTEE: CONGER STEVE & JULI | | | | | | |
| 1075/1011 | 8/16/2002 | WD | U | V | | 190,000 |
| GRANTOR: WHITE REGINALD L & AN | | | | | | |
| GRANTEE: CONGER STEVE & JULI | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0510 | GARAGE WD- | 0 | 0 | 40 | 30 | 1,200.00 | SF | 35.00 | 35.00 | 100 | 2004 | 2004 | 3 | 30 | 12,600 | |

### LAND DESCRIPTION

TOTAL OB/XF 12,600

| 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 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 12.00 | AC | | 1.00 | 1.00 | 1.00 | 395.00 | 395.00 | 4,740 | | | | | | | |
| 2 | 006000 | A | PASTURE - HA | 0 | | OR | 0.00 | 0.00 | 8.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 2,960 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 20.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 260,000 | | | | | | | |

**REVIEW DATE** 04/30/2024 **BY** KBA Total Acres: 20.00 Total Land Value: 7,700 Market: 260,000 Agricultural: 7,700 Common: 0 **PRINTED** 07/09/2026 BY SYS