PT OF NE1/4 OF SEC 5-1S-23E IN
OR 2582/853 (EX UTIL ESMT IN
OR 1353/1601 & EX PT IN

JONNCONN LLC
96267 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2026

05-1S-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

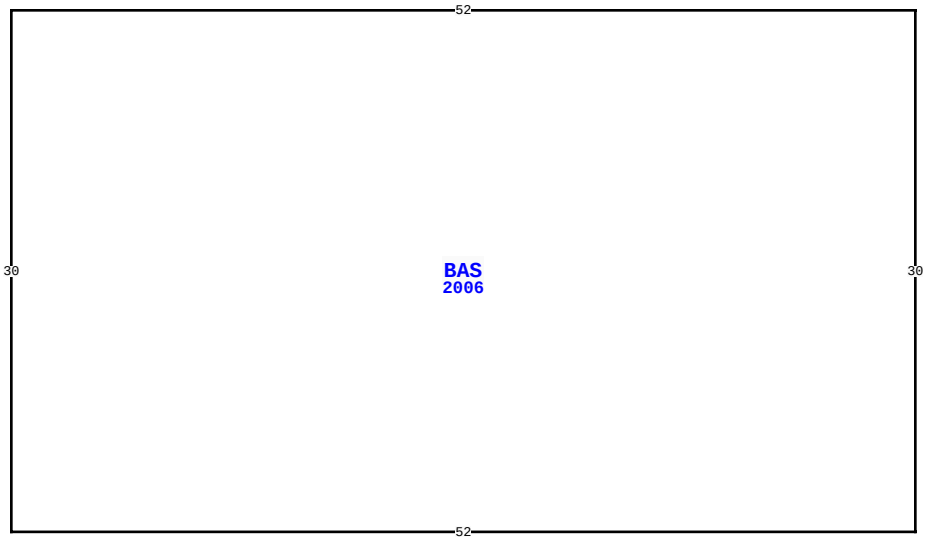
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2006	1,560	63,045
TOTALS	1,560			1,560	63,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	83.1600	74.84	116,750	2006	2006	0	0	0	46.00	54.00

1 M/H 94+ 0% - 2023 Heated Area: 1560 HX Base Yr



1550 KINARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	63,045
TOTAL MARKET OB/XF VALUE	1,612
TOTAL LAND VALUE - MARKET	173,850
TOTAL MARKET VALUE	238,507
SOH/AGL Deduction	0
ASSESSED VALUE	238,507
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,507
TOTAL JUST VALUE	238,507
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10407	MECH OTHER	0	10/01/2005
E15663	ELEC OTHER	0	09/01/2005
MH4656	MH MOVE-ON	0	09/01/2005
P09967	OTHER	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/0853	7/26/2022	WD	U	I	37	180,000
GRANTOR: BOYD DAVID C						
GRANTEE: JONNCONN LLC						
2063/1197	12/13/2010	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: BOYD DAVID CRYTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W52 S30 E52 N30$.

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	1242	WD DECK A	0	0	52	10	520.00	SF	10.00	10.00	100	2009	2009	3	31	1,612	

TOTAL OB/XF 1,612

LAND DESCRIPTION

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	0005	OR	0.00	0.00	9.15	AC		1.00	1.00	1.00	19,000.00	19,000.00	173,850							

REVIEW DATE 01/01/2023 BY CD Total Acres: 9.15 Total Land Value: 173,850 Market: 0 Agricultural: 0 Common: 173,850 PRINTED 07/09/2026 BY SYS