PT N1/2 SEC 5 IN OR 2549/1118
(EX PT IN DB 980/1729,
OR 992/848,207/17 & 1500/1337)

JONNCONN LLC
96267 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

2026

05-1S-24-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

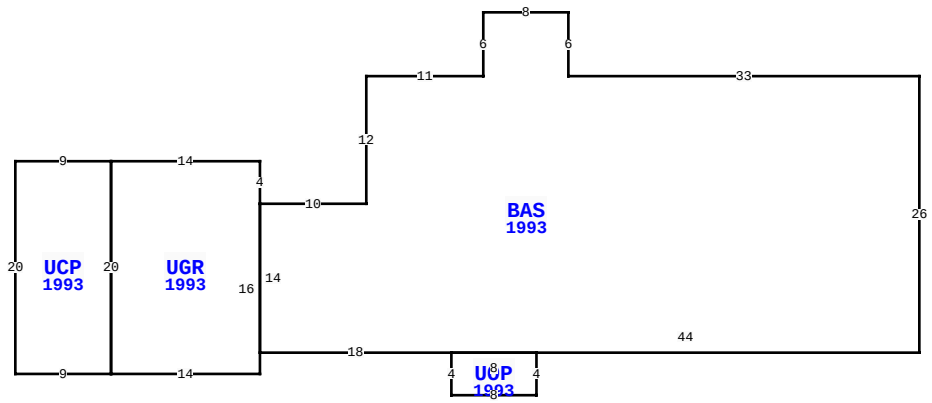
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1993	1,540	106,965
UCP	180	20	1993	36	2,500
UGR	280	45	1993	126	8,752
UOP	32	20	1993	6	417
TOTALS	2,032			1,708	118,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,708	90.0000	94.50	161,406	1948	1948	0	0	0	26.50	73.50

1 SINGLE FAM 0% - 2023 Heated Area: 1540 HX Base Yr



12370 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	118,633
TOTAL MARKET OB/XF VALUE	2,520
TOTAL LAND VALUE - MARKET	98,000
TOTAL MARKET VALUE	219,153
SOH/AGL Deduction	5,158
ASSESSED VALUE	213,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,995
TOTAL JUST VALUE	219,153
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8760	ADDITION	12,740	03/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2549/1118	3/23/2022	WD	Q	I	01	270,500
GRANTOR: CONNER RONALD R &						
GRANTEE: JONNCONN LLC						
2520/1186	12/01/2021	FJ	U	I	11	100
GRANTOR: CONNER LEWIS H EST						
GRANTEE: CONNER RONALD R & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 N6 W8 S6 W11 S12 W10 UGR=[YR=1993] N4 W14
UCP=[YR=1993] W9 S20 E9 N20$ S20 E14 N16$ S14 E18
UOP=[YR=1993] S4 E8N4 W8$ E44 N26$.

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	20	18	360.00	SF	35.00	35.00	100	1986	1986	3	20	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	0004	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	28,000.00	28,000.00	98,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.50 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 07/09/2026 BY SYS