PT OF GOVT LOTS 2 & 6
IN OR 523/14 & OR 911/218 &
BNDRY LINE AGMT PT OR 1436/857

CONNER HELEN
2400 JIMMY CONNER PLACE
BRYCEVILLE, FL 32009

2026

20-1N-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

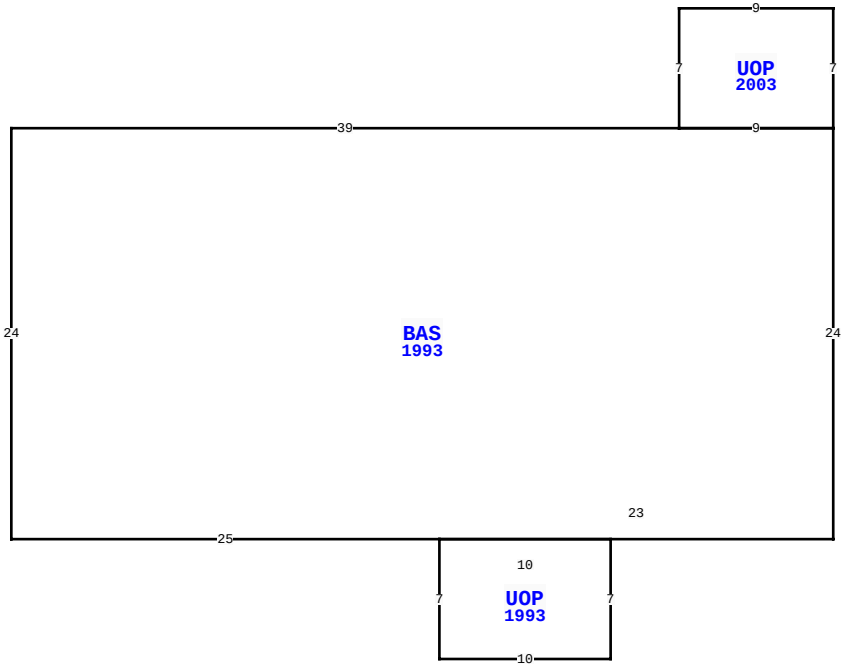
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	33,959
UOP	70	25	1993	18	531
UOP	63	25	2003	16	472
TOTALS	1,285			1,186	34,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,186	115.6000	98.26	116,536	1972	1972	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1152 HX Base Yr



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

2400 JIMMY CONNER PL, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		109,927
TOTAL MARKET OB/XF VALUE		32,333
TOTAL LAND VALUE - MARKET		131,614
TOTAL MARKET VALUE		273,874
SOH/AGL Deduction		122,961
ASSESSED VALUE		150,913
TOTAL EXEMPTION VALUE	HX HB WX SL	116,289
BASE TAXABLE VALUE		34,624
TOTAL JUST VALUE		273,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018302	XFOB	0	05/01/2001
B951571	ADDITION	510	01/01/1995
93576	ADDITION	2,088	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/977	5/15/2023	LE	U	I	11	100
GRANTOR: CONNER HELEN						
GRANTEE: MUMFORD HARRY J & M						
0467/0169	7/12/1985	WD	U	V		16,500
GRANTOR: HIGGINBOTHAM LANNIE C						
GRANTEE: CONNER FJ & HELEN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2003] W9 S7 BAS=[YR=1993] W39 S24 E25 UOP=[YR=1993] S7 E10 N7 W10$ E23 N24 W9$ E9 N7$.

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	0681	POLE SHED	0	100	0	0	967.00	SF	15.00	15.00	100	1965	1965	3	20	2,901	
2	0510	GARAGE WD-	0	100	33	20	620.00	SF	35.00	35.00	100	1965	1965	3	20	4,340	
3	1242	WD DECK A	0	0	23	6	138.00	SF	10.00	10.00	100	1993	1993	3	20	276	
4	0752	USP	0	0	13	6	78.00	SF	15.00	15.00	100	1994	1994	3	20	234	
5	1242	WD DECK A	0	0	23	6	138.00	SF	10.00	10.00	100	1995	1995	3	20	276	
6	0680	POLE SHED	0	0	28	20	560.00	SF	10.00	10.00	100	1998	1998	3	24	1,344	
11	0940	SHEDS/PORT	0	0	16	12	192.00	SF	20.10	20.10	100	2002	2002	3	20	772	
12	1242	WD DECK A	0	0	12	6	72.00	SF	10.00	10.00	100	1996	1996	3	20	144	
13	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	2000	2000	3	20	257	
14	0681	POLE SHED	0	100	15	12	180.00	SF	15.00	15.00	100	1991	1991	3	20	540	

TOTAL OB/XF 11,084

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	100	0007	OR	0.00	0.00	11.06	AC		1.00	1.00	0.70	17,000.00	11,900.00	131,614							

REVIEW DATE 01/01/2023 BY CD Total Acres: 11.06 Total Land Value: 131,614 Market: 0 Agricultural: 0 Common: 131,614 PRINTED 07/09/2026 BY SYS

PT OF GOVT LOTS 2 & 6
IN OR 523/14 & OR 911/218 &
BNDRY LINE AGMT PT OR 1436/857

CONNER HELEN
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BRYCEVILLE, FL 32009

2026

20-1N-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

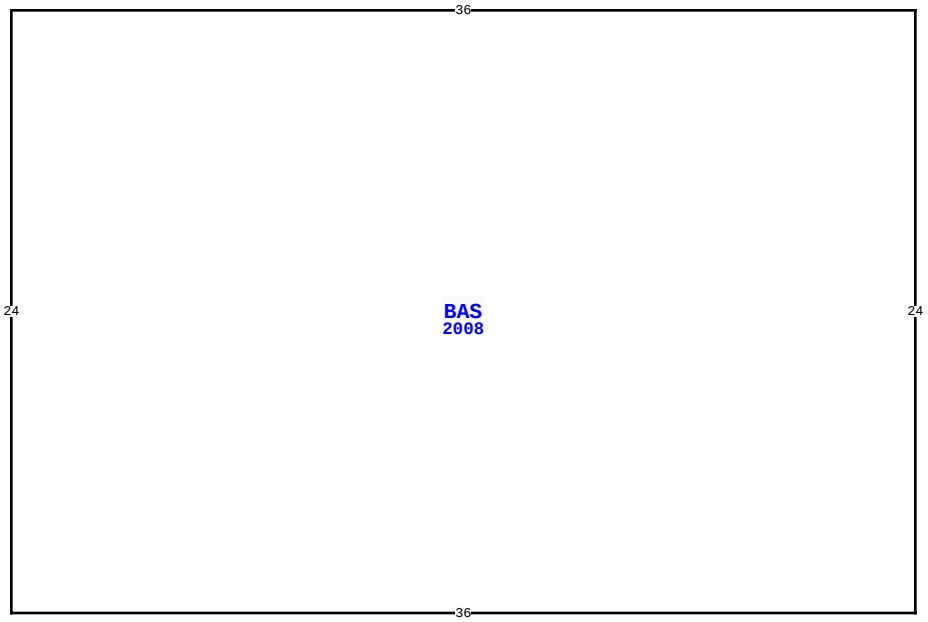
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2008	864	36,578
TOTALS	864			864	36,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	864	112.0000	100.80	87,091	2000	2000	0	0	0	58.00	42.00

4 M/H 94+ 0% - 0 Heated Area: 864 HX Base Yr



2400 JIMMY CONNER PL, 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:	
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TOTAL EXEMPTION VALUE	HX HB WX SL	116,289
BASE TAXABLE VALUE		34,624
TOTAL JUST VALUE		273,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/977	5/15/2023	LE	U	I	11	100
GRANTOR: CONNER HELEN						
GRANTEE: MUMFORD HARRY J & M						
0467/0169	7/12/1985	WD	U	V		16,500
GRANTOR: HIGGINBOTHAM LANNIE C						
GRANTEE: CONNER FJ & HELEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W36 S24 E36 N24$.

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
15	0201	BARN WD 10	0	100	32	42	1,344.00	SF	17.00	17.00	100	2025	2022		93	21,249	

LAND DESCRIPTION

TOTAL OB/XF 21,249

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 11.06 Total Land Value: 131,614 Market: 0 Agricultural: 0 Common: 131,614 PRINTED 07/09/2026 BY SYS

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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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

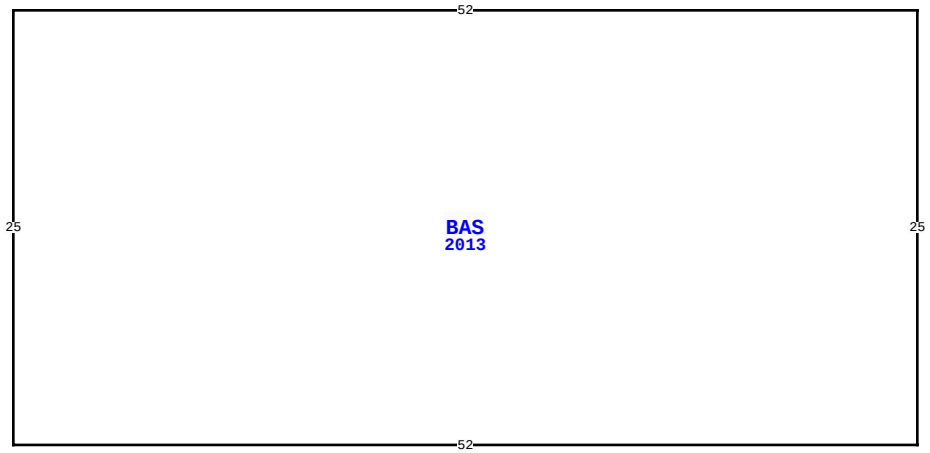
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2013	1,300	38,388
TOTALS	1,300			1,300	38,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,300	115.8000	98.43	127,959	1990	1990	0	0	0	70.00	30.00

5 M/H 93- 100% - 0 Heated Area: 1300 HX Base Yr



2400 JIMMY CONNER PL, BRYCEVILLE

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XF DATE		LAND DATE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CONNER HELEN						
GRANTEE: MUMFORD HARRY J & M						
0467/0169	7/12/1985	WD	U	V		16,500
GRANTOR: HIGGINBOTHAM LANNIE C						
GRANTEE: CONNER FJ & HELEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W52 S25 E52 N25$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 11.06 Total Land Value: 131,614 Market: 0 Agricultural: 0 Common: 131,614 PRINTED 07/09/2026 BY SYS