PT GOVT LOT 6 IN OR 1441/1360
& PT GOVT LOT 9 IN BNDRY LINE
AGMT'S PT OR 1436/857 &

CONNER JAMES D & ANGELA S/
2788 JIMMY CONNER PLACE
BRYCEVILLE, FL 32009

2026

20-1N-23-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

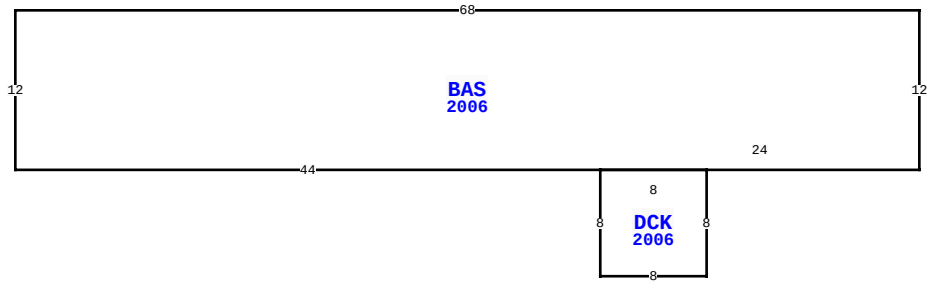
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	2006	816	18,353
DCK	64	15	2006	10	225
TOTALS	880			826	18,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	826	88.2000	74.97	61,925	1972	1972	0	0	0	70.00	30.00

1 M/H 93- 100% - 2007 Heated Area: 816 HX Base Yr 2007



2788 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:	
BUILDING MARKET VALUE		280,240
TOTAL MARKET OB/XF VALUE		45,023
TOTAL LAND VALUE - MARKET		259,760
TOTAL MARKET VALUE		585,023
SOH/AGL Deduction		360,090
ASSESSED VALUE		224,933
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,522
TOTAL JUST VALUE		585,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		551,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631630	GARAGE	0	10/04/2016
C24922	CO ISSUED	0	03/13/2012
R12740	NEW CONSTR	9,600	10/01/2011
E23769	NEW CONSTR	0	09/01/2011
P14914	NEW CONSTR	0	08/01/2011
B24922	NEW CONSTR	241,513	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1360	9/01/2006	WD	Q	V	01	100
GRANTOR: CONNER HELEN L						
GRANTEE: CONNER JAMES D & AN						
1141/1064	6/02/2003	WD	Q	V	01	100
GRANTOR: CONNER HELEN L						
GRANTEE: CONNER JAMES D & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS2006=W68 S12 E44 DCK2006=S8
E8 N8 W8$ E24 N12$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2012	2012	3	94	1,222	
2	0510	GARAGE WD-	0	100	60	12	720.00	SF	24.85	24.85	100	1981	1981	3	20	3,578	
3	0680	POLE SHED	0	100	14	9	126.00	SF	7.20	7.20	100	2006	2006	3	36	327	
4	0940	SHEDS/PORT	0	100	14	11	154.00	SF	30.00	30.00	100	2006	2006	3	22	1,016	
5	0681	POLE SHED	0	100	48	36	1,728.00	SF	30.00	30.00	100	2016	2016	3	75	38,880	

LAND DESCRIPTION

TOTAL OB/XF 45,023

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	15.28	AC		1.00	1.00	1.00	17,000.00	17,000.00	259,760							

REVIEW DATE 02/09/2023 BY WWA Total Acres: 15.28 Total Land Value: 259,760 Market: 0 Agricultural: 0 Common: 259,760 PRINTED 07/09/2026 BY SYS

PT GOVT LOT 6 IN OR 1441/1360
& PT GOVT LOT 9 IN BNDRY LINE
AGMT'S PT OR 1436/857 &

CONNER JAMES D & ANGELA S/
2788 JIMMY CONNER PLACE
BRYCEVILLE, FL 32009

2026

20-1N-23-0000-0003-0070

BUILDING CHARACTERISTICS

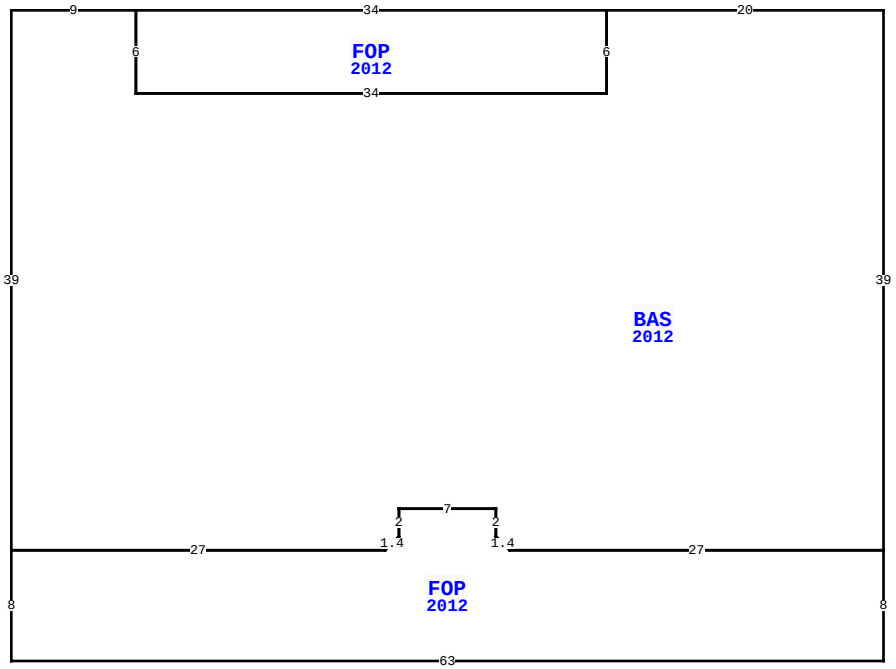
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,231	100	2012	2,231	238,273
FOP	204	30	2012	61	6,514
FOP	526	30	2012	158	16,875
TOTALS	2,961			2,450	261,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,450	109.1720	114.63	280,844	2012	2012	0	0	0	6.83	93.17

2 SINGLE FAM 100% - 2007 Heated Area: 2231 HX Base Yr 2007



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

2788 JIMMY CONNER PL, BRYCEVILLE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,522
TOTAL JUST VALUE		585,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		551,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21997	ELEC OTHER	0	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1360	9/01/2006	WD	Q	V	01	100
GRANTOR: CONNER HELEN L						
GRANTEE: CONNER JAMES D & AN						
1141/1064	6/02/2003	WD	Q	V	01	100
GRANTOR: CONNER HELEN L						
GRANTEE: CONNER JAMES D & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20 FOP=[YR=2012] W34 S6 E34 N6$ S6 W34 N6 W9 S39 FOP=[YR=2012] S8 E63 N8 W27 U1 L1 N2 W7 S2 D1 L1 W27$ E27 U1 R1 N2 E7 S2 D1 R1 E27 N39$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/09/2023 BY WWA Total Acres: 15.28 Total Land Value: 259,760 Market: 0 Agricultural: 0 Common: 259,760 PRINTED 07/09/2026 BY SYS