PT OF GOVT LOT 6
IN OR 1441/1365
PARCELS 3-8 & 3-13

MUMFORD MELISSA D & HARRY J/
2527 JIMMY CONNER PLACE
BRYCEVILLE, FL 32009

2026

20-1N-23-0000-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

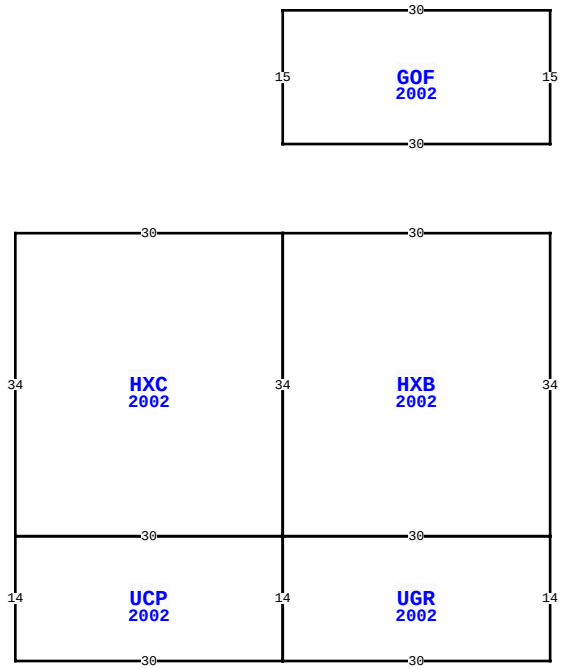
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 70
Interior Floo	11	CLAY TILE 30
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
GOF	450	125	2002	562	9,823
HXB	1,020	100	2002	1,020	17,828
HXC	1,020	25	2002	255	4,457
UCP	420	20	2002	84	1,468
UGR	420	45	2002	189	3,303
TOTALS	3,330			2,110	36,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,110	60.5640	23.62	49,838	2002	2007	0	0	0	26.00	74.00

1 GARAGE RES 100% - 2007 Heated Area: 1470 HX Base Yr 2007



2527 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		483,103
TOTAL MARKET OB/XF VALUE		12,420
TOTAL LAND VALUE - MARKET		195,130
TOTAL MARKET VALUE		690,653
SOH/AGL Deduction		399,227
ASSESSED VALUE		291,426
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		240,015
TOTAL JUST VALUE		690,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		676,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010657	REPAIR/RRF	24,880	10/09/2019
B0413872	NEW CONSTR	164,800	09/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/1365	9/01/2006	WD	Q	I	01	100
GRANTOR: CONNER HELEN L						
GRANTEE: MUMFORD MELISSA D &						
1265/0131	10/11/2004	WD	U	I	07	100
GRANTOR: CONNER HELEN L						
GRANTEE: MUMFORD HARRY J & M						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=2002] W30 HXC=[YR=2002] W30 S34 UCP=[YR=2002] S14 E30 UGR=[YR=2002] E30 N14 W30 S14 $ N14 W30 $ E30 N34 $ S34 E30 N34 $ PTR= N10 GOF=[YR=2002] N15 W30 S15 E30 $ S10 $.

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
2	0350	CARPORT WD	0	100	48	24	1,152.00	SF	8.58	8.58	100	2005	2005	3	21	2,076	
3	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
5	0754	FOP	0	100	18	6	108.00	SF	15.00	15.00	100	2019	2019	3	78	1,264	

LAND DESCRIPTION

TOTAL OB/XF 12,420

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	10.27	AC		1.00	1.00	1.00	19,000.00	19,000.00	195,130							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.27 Total Land Value: 195,130 Market: 0 Agricultural: 0 Common: 195,130 PRINTED 07/09/2026 BY SYS

PT OF GOVT LOT 6
IN OR 1441/1365
PARCELS 3-8 & 3-13

MUMFORD MELISSA D & HARRY J/
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BRYCEVILLE, FL 32009

2026

20-1N-23-0000-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

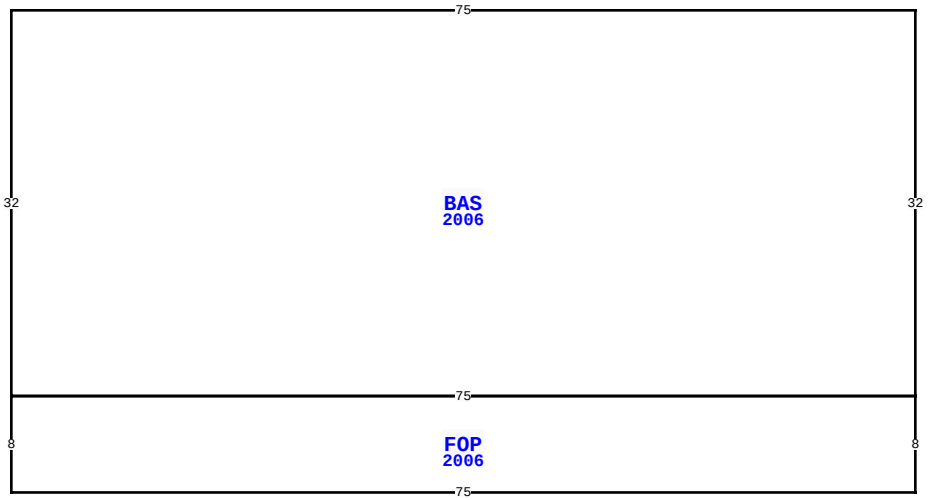
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,400	100	2006	2,400	415,091
FOP	600	30	2006	180	31,132
TOTALS	3,000			2,580	446,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,580	137.4912	191.11	493,064	2006	2006	0	0	0	9.50	90.50

2 SNGL FAM 100% - 2007 Heated Area: 2400 HX Base Yr 2007



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2527 JIMMY CONNER PL, BRYCEVILLE

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		676,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1265/0131	10/11/2004	WD	U	I	07	100
GRANTOR: CONNER HELEN L						
GRANTEE: MUMFORD HARRY J & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W75 S32 FOP=[YR=2006] S8 E75 N8 W75$ E75 N32$.

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 01/01/2023 BY CD Total Acres: 10.27 Total Land Value: 195,130 Market: 0 Agricultural: 0 Common: 195,130 PRINTED 07/09/2026 BY SYS