

LOT 20
IN OR 2059/509
BUCKS FDNA BEACH #1 PB 2/30

KMC PROPERTY HOLDINGS LLC
1226 VILLAGE TERRACE COURT
DUNWOODY, GA 30338

2023

00-00-31-114A-0020-0000



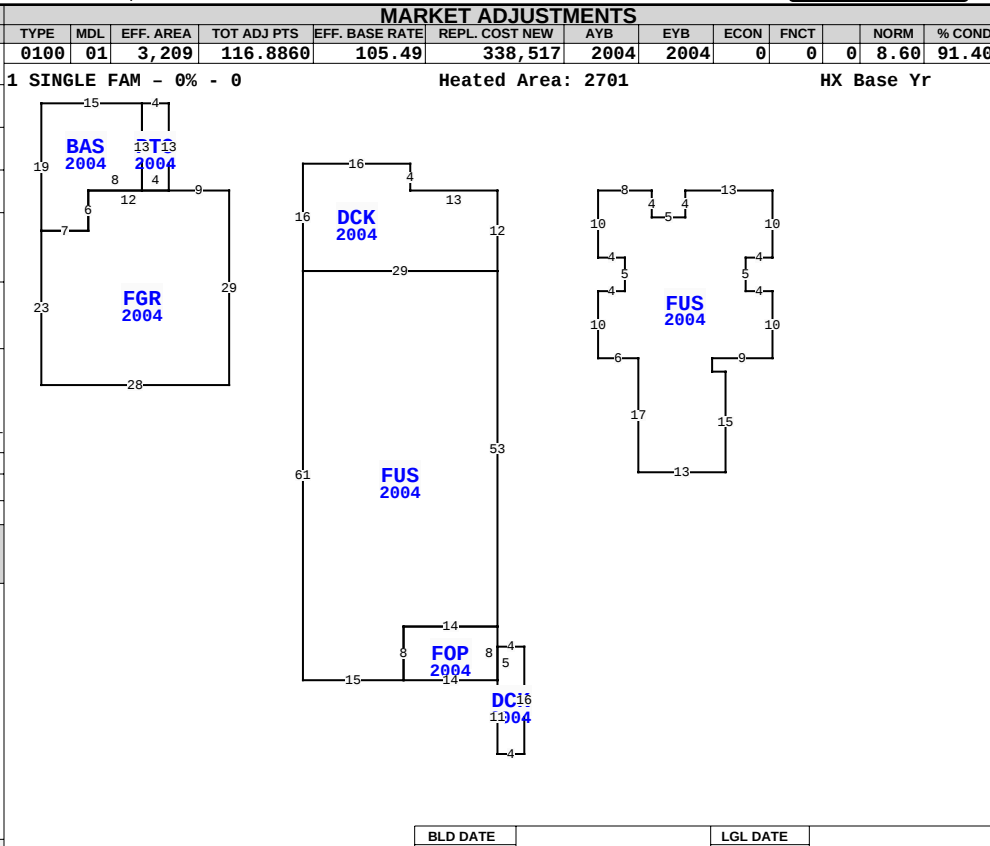
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	237	100	237	22,851
DCK	64	10	6	579
DCK	412	10	41	3,953
FGR	770	55	424	40,881
FOP	112	30	34	3,279
FUS	807	100	807	77,809
FUS	1,657	100	1,657	159,764
PTO	52	5	3	289
TOTALS	4,111		3,209	309,405

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	1,410.00	SF	4.00	4.00	100	2004
2	0810	CONCRETE A	0	0	5	25.00	SF	6.50	6.50	100	2004
3	0810	CONCRETE A	0	0	3	9.00	SF	6.50	6.50	100	2004
4	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	0			50.00	290.00	50.00	FF	1.00



TOTAL OB/XF											
6,820											

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6,820											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	309,405		
TOTAL MARKET OB/XF VALUE	6,820		
TOTAL LAND VALUE - MARKET	750,000		
TOTAL MARKET VALUE	1,066,225		
SOH/AGL Deduction	12,012		
ASSESSED VALUE	1,054,213		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,054,213		
TOTAL JUST VALUE	1,066,225		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,119,727		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0034002	NEW CONSTR	532,000	10/14/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2059/0509	7/12/2016	SW	U	I	11
GRANTOR: CONBOY KEVIN & MAUREE					
GRANTEE: KMC PROPERTY HOLDIN					
0684/0452	7/06/1993	WD	Q	V	
GRANTOR: CONBOY JAMES & LYNNE					
GRANTEE: CONBOY KEVIN & M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=2004] W13 N4 W16 S16 FUS=[YR=2004] S61 E15 FOP=[YR=2004] E14 DCK=[YR=2004] S11 E4 N16 W4 S5 \$ N8 W14 S8 \$ N8 E14 N53 W29 \$ E29 N12 \$ PTR= E15 FUS=[YR=2004] E8 S4 E5 N4 E13 S10 W4 S5 E4 S10 W9 S2 E2 S15 W13 N17 W6 N10 E4 N5 W4 N10 \$ W15 \$ PTR= W40 FGR=[YR=2004] W9 PTO=[YR=2004] N13 W4 BAS=[YR=2004] W15 S19 E7 N6 E8 N13 \$ S13 E4 \$ W12 S6 W7 S23 E28 N29 \$ E40 \$.											