LOT 58
ESMT OR 1769/582
AMELIA NATIONAL #1 PB 7/48

LECONTE MICHAELE REV LVG TRUST/LECONTE MICHAELE TR
95015 BUCKEYE CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0058-0000

BUILDING CHARACTERISTICS

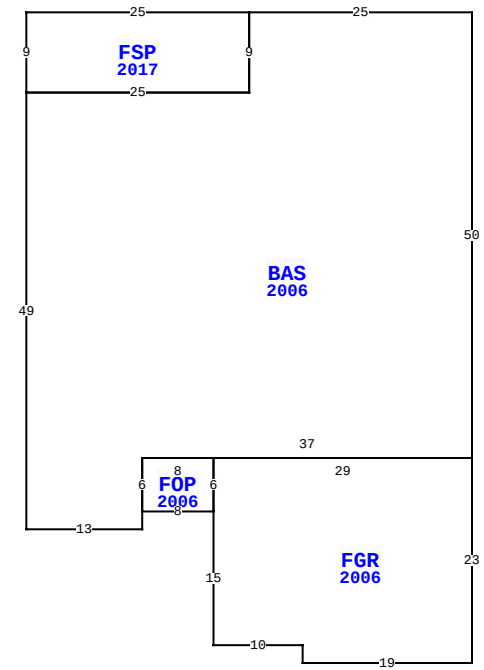
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,379	100	2,379	350,911
FGR	647	55	356	52,511
FOP	48	30	14	2,065
FSP	225	40	90	13,276
TOTALS	3,299		2,839	418,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,839	112.5120	160.33	455,177	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2021 Heated Area: 2379 HX Base Yr 2021



95015 BUCKEYE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		418,763
TOTAL MARKET OB/XF VALUE		10,963
TOTAL LAND VALUE - MARKET		103,500
TOTAL MARKET VALUE		533,226
SOH/AGL Deduction		215,706
ASSESSED VALUE		317,520
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		267,520
TOTAL JUST VALUE		533,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001056	REPAIR/RRF	4,380	02/13/2017
E16928	NEW CONSTR	2,000	03/01/2006
M11038	H/AC	0	02/01/2006
P10554	NEW CONSTR	0	01/01/2006
C16607	CO ISSUED	240,000	11/01/2005
R08582	REPAIR/RRF	5,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0474	8/05/2020	WD	U	I	11	100
GRANTOR: LECONTE GABRIEL						
GRANTEE: LECONTE MICHAELE RE						
2143/1212	8/23/2017	SW	U	I	12	240,000
GRANTOR: SUTTON FUNDING LLC						
GRANTEE: LECONTE GABRIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 FSP=[YR=2017] W25 S9 E25 N9$ S9 W25 S49 E13 N2 FOP=[YR=2006] E8 FGR=[YR=2006] S15 E10 S2 E19 N23 W29 S6$ N6 W8 S6$ N6 E37 N50$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	100	38	26	988.00	SF	6.50	6.50	100	2006	2006	3	88	5,651	
3	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2006	2006	3	88	463	
4	0462	ST/AL FNC	0	100	65	0	260.00	SF	10.00	10.00	100	2010	2010	3	64	1,664	

LAND DESCRIPTION

TOTAL OB/XF 10,963

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	115,000.00	103,500.00	103,500							

REVIEW DATE 04/27/2018 BY KWX Total Acres: 0.00 Total Land Value: 103,500 Market: 0 Agricultural: 0 Common: 103,500 PRINTED 08/02/2023 BY SYS