

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

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

2024

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
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NEIGHBORHOOD/LOC	1052.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	237	100	237	23,921
DCK	64	10	6	605
DCK	412	10	41	4,139
FGR	770	55	424	42,797
FOP	112	30	34	3,431
FUS	807	100	807	81,455
FUS	1,657	100	1,657	167,250
PTO	52	5	3	303

TOTALS	4,111		3,209	323,901
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,410.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	SFR OCN FT	0		R-2	50.00	290.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,209	116.8860	111.04	356,327	2004	2004	0	0	9.10	90.90
1 SINGLE FAM - 0% - 0											
Heated Area: 2701											
HX Base Yr											
2530 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/07/2024 MLU											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		323,901	
TOTAL MARKET OB/XF VALUE		6,684	
TOTAL LAND VALUE - MARKET		825,000	
TOTAL MARKET VALUE		1,155,585	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,155,585	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,155,585	
TOTAL JUST VALUE		1,155,585	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,066,225	

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	SALE PRICE	
2059/0509	7/12/2016	SW	U	I	11	100	
GRANTOR: CONBOY KEVIN & MAUREE							
GRANTEE: KMC PROPERTY HOLDIN							
0684/0452	7/06/1993	WD	Q	V		115,000	
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 \$.											