

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

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

2024

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	306,143
FGR	647	55	356	45,812
FOP	48	30	14	1,802
FSP	225	40	90	11,582
TOTALS	3,299		2,839	365,338

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	38	26	988.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	
4	0462	ST/AL FNC	0	100	65	0	260.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,839	112.5120	140.64	399,277	2006	2006	0	0	0	8.50	91.50	
1 SNGL FAM - 100% - 2021 Heated Area: 2379 HX Base Yr 2021													
95015 BUCKEYE CT, FERNANDINA BEACH													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF													
10,755													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		365,338	
TOTAL MARKET OB/XF VALUE		10,755	
TOTAL LAND VALUE - MARKET		99,000	
TOTAL MARKET VALUE		475,093	
SOH/AGL Deduction		148,047	
ASSESSED VALUE		327,046	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		277,046	
TOTAL JUST VALUE		475,093	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		533,226	

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
2382/0474	8/05/2020	WD U	I	I	11
GRANTOR: LECONTE GABRIEL					
GRANTEE: LECONTE MICHAEL RE					
2143/1212	8/23/2017	SW U	I	I	12
GRANTOR: SUTTON FUNDING LLC					
GRANTEE: LECONTE GABRIEL					

BUILDING NOTES											
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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\$.											