

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

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

2025

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		

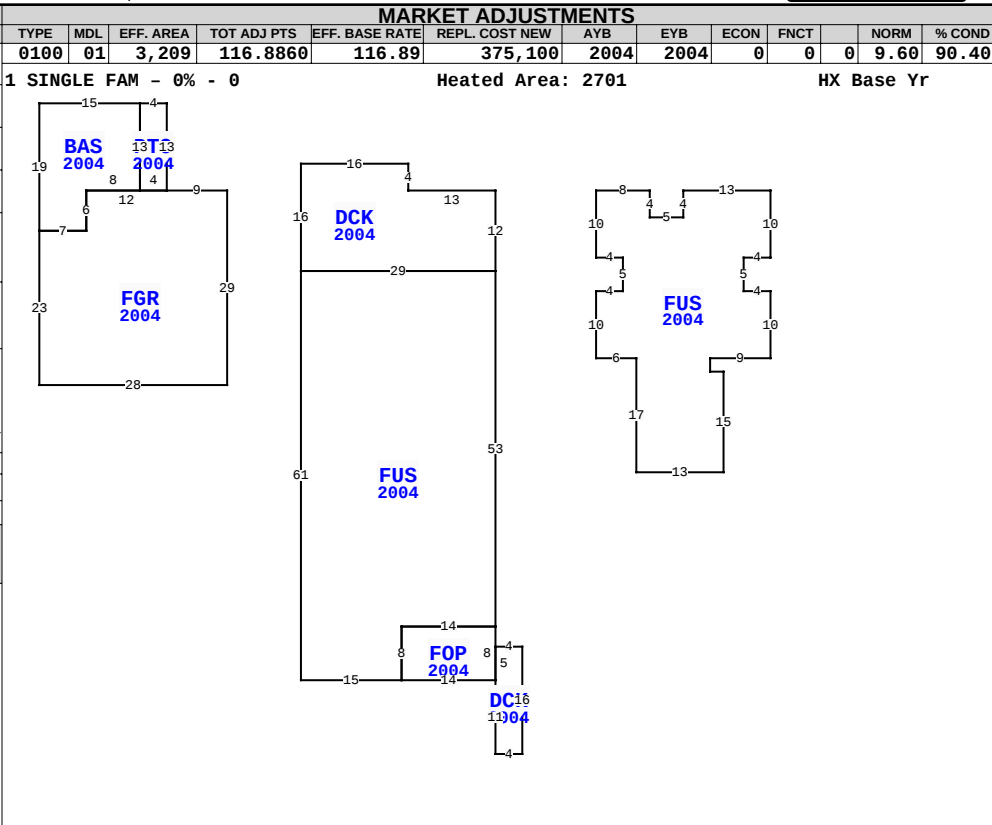
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	237	100	2004	237	25,044
DCK	64	10	2004	6	634
DCK	412	10	2004	41	4,332
FGR	770	55	2004	424	44,803
FOP	112	30	2004	34	3,592
FUS	807	100	2004	807	85,274
FUS	1,657	100	2004	1,657	175,093
PTO	52	5	2004	3	317

TOTALS	4,111			3,209	339,090
--------	-------	--	--	-------	---------

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

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0		R-2	50.00	290.00	50.00

REVIEW DATE 05/12/2019 BY KBA



2530 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0812	CONCRETE C	0	0	0	0	1,410.00	SF	4.00	4.00	100	2004	2004	3	83	4,681	
2	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2004	2004	3	83	135	
3	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	2004	2004	3	83	49	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	87	1,740	

TOTAL OB/XF										6,605							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000120	C	RES OCEAN	0		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000

Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		339,090			
TOTAL MARKET OB/XF VALUE		6,605			
TOTAL LAND VALUE - MARKET		950,000			
TOTAL MARKET VALUE		1,295,695			
SOH/AGL Deduction		24,552			
ASSESSED VALUE		1,271,143			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,271,143			
TOTAL JUST VALUE		1,295,695			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,155,585			

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					SALE PRICE
GRANTEE: KMC PROPERTY HOLDIN					100
0684/0452	7/06/1993	WD	Q	V	
GRANTOR: CONBOY JAMES & LYNNE					115,000
GRANTEE: CONBOY KEVIN & M					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

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 \$.									

PRINTED 07/30/2025 BY SYS