LOTS 21 22
BUCK'S FERNADINA BEACH #1
PB 2/30

CONBOY LYNNE D REV TRUST/CONBOY LYNNE D TRUSTEE
1211 FREE STATE ROAD
CHARLOTTESVILLE, VA 22901

2025

00-00-31-114A-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

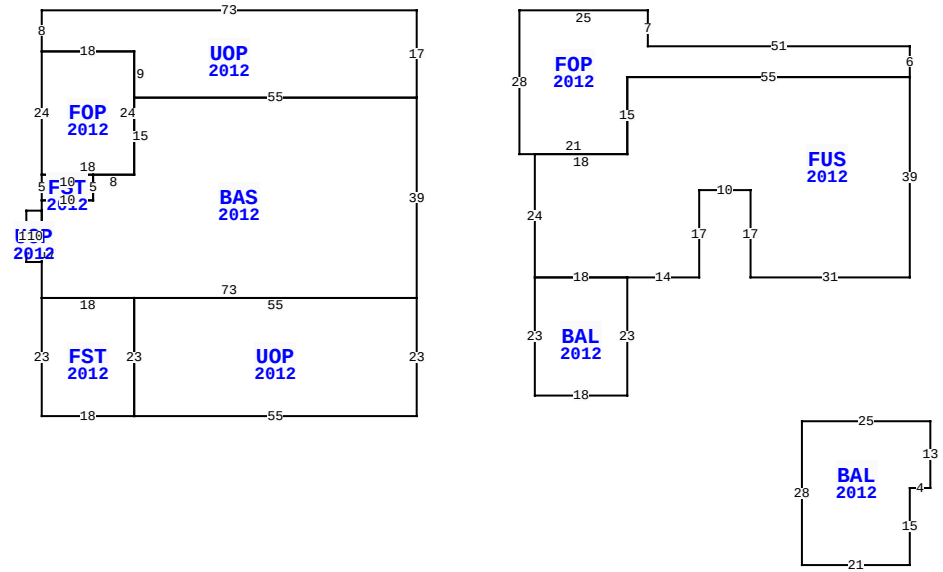
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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
BAL	414	15	2012	62	14,515
BAL	640	15	2012	96	22,474
BAS	2,527	100	2012	2,527	591,588
FOP	432	30	2012	130	30,434
FOP	946	30	2012	284	66,486
FST	50	55	2012	28	6,555
FST	414	55	2012	228	53,376
FUS	2,407	100	2012	2,407	563,495
UOP	30	20	2012	6	1,404
UOP	1,079	20	2012	216	50,567
TOTALS	10,204			6,237	1,460,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	6,237	157.6240	249.05	1,553,325	2012	2012	0	0	0	6.00	94.00

1 SFR CUST – 0% - 0 Heated Area: 4934 HX Base Yr



** This building has 11 Sub-Areas

2540 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,460,126
TOTAL MARKET OB/XF VALUE	14,526
TOTAL LAND VALUE - MARKET	1,615,000
TOTAL MARKET VALUE	3,089,652
SOH/AGL Deduction	724
ASSESSED VALUE	3,088,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,088,928
TOTAL JUST VALUE	3,089,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,811,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120591	REPAIR/RRF	27,777	04/10/2012
20120586	H/AC	4,600	04/09/2012
20120551	NEW CONSTR	10,000	04/03/2012
20120547	NEW CONSTR	45,000	04/02/2012
20120349	GAS	2,130	03/02/2012
20120163	LOW VOLTAGE	12,000	01/31/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/1896	6/30/2020	SW	U	I	11	100
GRANTOR: CONBOY LYNNE D						
GRANTEE: CONBOY LYNNE D REV						
0939/1518	7/10/2000	QC	Q	I	01	100
GRANTOR: CONBOY JAMES J						
GRANTEE: CONBOY LYNNE D						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W73 S8 FOP=[YR=2012] S24 FST=[YR=2012] S5
BAS=[YR=2012] S2 UOP=[YR=2012] W3 S10 E3 N10$ S17
FST=[YR=2012] S23 E18 UOP=[YR=2012] E55 N23 W55 S23$ N23 W18$
E73 N39 W55 S15 W8 S5 W10$ E10 N5 W10$ E18 N24 W18$ E18 S9
E55 N17$ PTR=E20 FOP=[YR=2012] E25 S7 E51 S6 FUS=[YR=2012]
S39 W31 N17 W10 S17 W14 BAL=[YR=2012] S23 W18 N23 E18$ W18
N24 E18 N15 E55$ W55 S15 W21 N28$ W20$ PTR=E75 S80
BAL=[YR=2012] E25 S13 W4 S15 W21 N28$ N80W75 $.

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	0811	CONCRETE B	0	0	0	0	600.00	SF	5.20	5.20	100	2012	2012	3	92	2,870	
2	0416	DUNEWALKS	0	0	188	4	752.00	SF	21.00	21.00	100	2012	2012	3	50	7,896	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	

LAND DESCRIPTION

TOTAL OB/XF 14,526

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	000120	C	RES OCEAN	0		R-2	100.00	290.00	100.00	FF		1.00	1.00	0.85	19,000.00	16,150.00	1,615,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,615,000 Market: 0 Agricultural: 0 Common: 1,615,000 PRINTED 07/30/2025 BY SYS