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

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

2026

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 Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	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

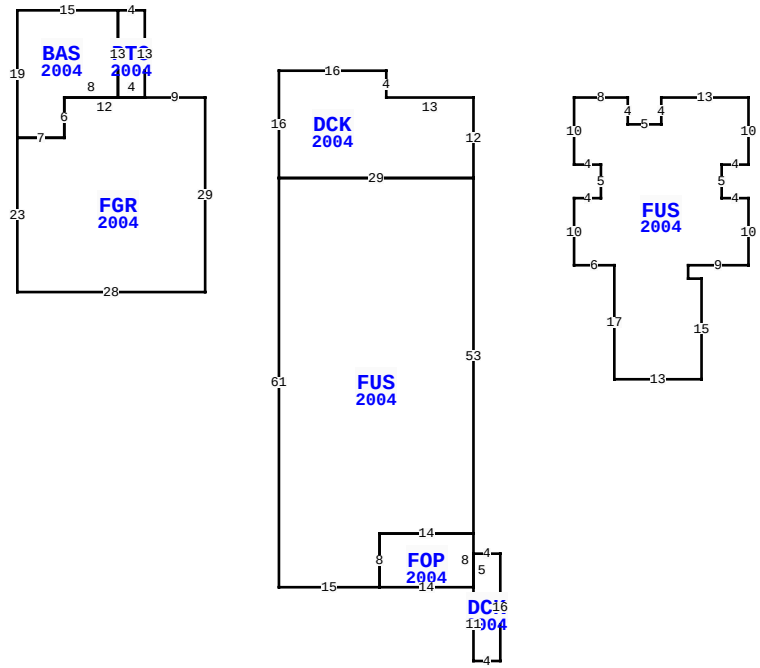
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	237	100	2004	237	26,149
DCK	64	10	2004	6	662
DCK	412	10	2004	41	4,524
FGR	770	55	2004	424	46,782
FOP	112	30	2004	34	3,752
FUS	807	100	2004	807	89,040
FUS	1,657	100	2004	1,657	182,824
PTO	52	5	2004	3	331
TOTALS	4,111			3,209	354,063

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	122.73	393,841	2004	2004	0	0	0	10.10	89.90

1 SINGLE FAM 0% - 0 Heated Area: 2701 HX Base Yr



2530 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	354,063
TOTAL MARKET OB/XF VALUE	1,720
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	1,405,783
SOH/AGL Deduction	7,526
ASSESSED VALUE	1,398,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,398,257
TOTAL JUST VALUE	1,405,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,695

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

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 $.

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
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	86	1,720	

LAND DESCRIPTION

TOTAL OB/XF 1,720

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	50.00	290.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS