UNIT 1902
IN OR 2520/380
SUMMERWOODS TWO CONDO

KJ LIFE TRUST/JOHNSON KRISTIN TRUSTEE
6810 BUCKINGHAM CR
CUMMINGS, GA 30040

2023

00-00-30-1902-1902-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1950020
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
Desirability	FLAT	FLAT 100	
Balcony	OPEN PORCH	OPEN PORCH 100	
Parking	1 CAR GAR	1 CAR GAR 100	
Bedrooms		3 100	
Bathrooms		3 100	
Oth Rooms		6 100	
Quality	03	Quality Level 03	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1950020		0				2012	2012	100	100	0		

1 CONDO – 0% - 0 SQFT=2065 HX Base Yr

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

95026 SUMMER CROSSING, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	528,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	528,000
SOH/AGL Deduction	74,129
ASSESSED VALUE	453,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	453,871
TOTAL JUST VALUE	528,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	455,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1125368	CO ISSUED	0	08/27/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2520/0380	10/18/2021	QC	U	I	11	100
GRANTOR: JOHNSON PHILLIP K & K						
GRANTEE: JOHNSON PHILIP KEVI						
2060/0854	7/22/2016	WD	Q	I	02	338,000
GRANTOR: GARNER JEFFREY ALAN &						
GRANTEE: JOHNSON PHILLIP K &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/02/2020 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS