

LOT 7
IN OR 624/1150
& PT OR 913/1425

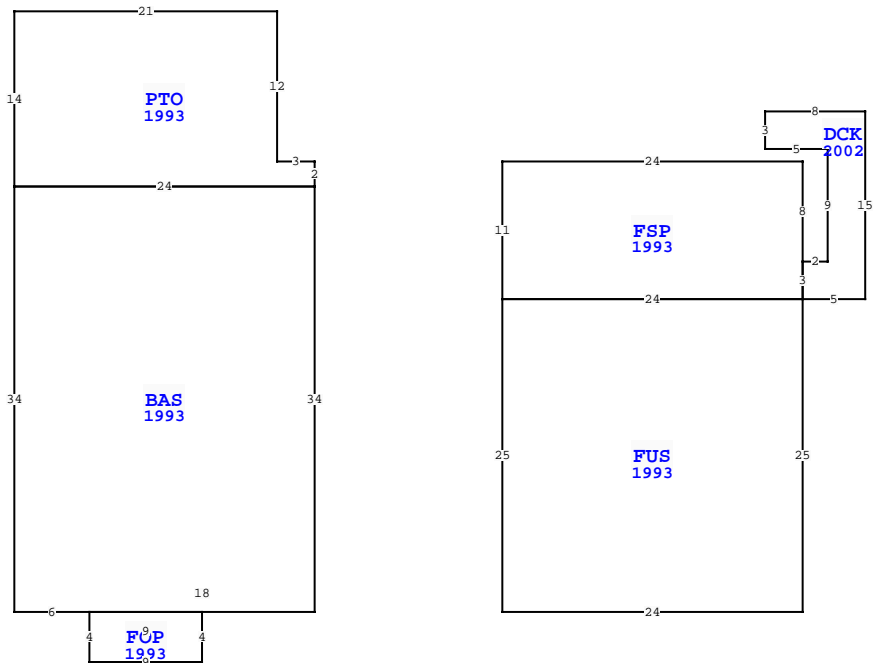
JOHNSON JAMES D/JOHNSON JOEL MONROE ET AL
PO BOX 64
TIFTON, GA 31794

2023

00-00-31-114A-0007-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floo	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 0%	- 0									
Heated Area: 1416 HX Base Yr												



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1052.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	85,904
DCK	66	10	7	737
FOP	36	30	11	1,158
FSP	264	40	106	11,159
FUS	600	100	600	63,165
PTO	300	5	15	1,579
TOTALS	2,082		1,555	163,702

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			163,702
TOTAL MARKET OB/XF VALUE			1,705
TOTAL LAND VALUE - MARKET			750,000
TOTAL MARKET VALUE			915,407
SOH/AGL Deduction			0
ASSESSED VALUE			915,407
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			915,407
TOTAL JUST VALUE			915,407
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			922,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121483	ROOF	4,940	07/25/2012
20010275	ADDITION	6,000	02/19/2001
5683	REMODEL	25,000	11/13/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0913/1425	12/30/1999	WD	U	I	06	37,400
GRANTOR: JOHNSON NELL D						
GRANTEE: JOHNSON NELL & ELST						
0624/1150	4/26/1991	PR	U	I	06	100
GRANTOR: JOHNSON JAMES P/R						
GRANTEE: JOHNSON NELL ET AL						

EXTRA FEATURES		2408 S FLETCHER AVE, FERNANDINA BEACH														
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	0415	BEACHWALK	0	0	0	1,292.00	SF	5.75	5.75	100	2002	2002	3	21	1,560	
3	0810	CONCRETE A	0	0	12	36.00	SF	6.50	6.50	100	1990	1990	3	62	145	

TOTAL OB/XF													1,705
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BUILDING NOTES	
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BUILDING DIMENSIONS	
PTO=[YR=1993] W3 N12 W21 S14 BAS=[YR=1993] S34 E6	
FOP=[YR=1993] S4 E9 N4 W9 \$ E18 N34 W24 \$ E24 N2 \$ PTR= E15	
FSP=[YR=1993] E24 S8 DCK=[YR=2002] E2 N9 W5 N3 E8 S15W5 N3 \$	
S3 FUS=[YR=1993] S25 W24 N25 E24 \$ W24 N11\$W15 \$.	

LAND DESCRIPTION		TOTAL OB/XF													1,705									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	0			50.00	290.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	750,000							