

S60 FT OF LOT 19
IN OR 1510/776
MIRAMAR BEACH PB 2/61

JOHNSON BEACH HOUSE LLC
3250 OLD MILL TR SE
MARIETTA, GA 30067-5119

2024

00-00-31-1460-0019-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 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	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	04	REIN CONC 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,083	100	1,083	159,007
UGR	297	45	134	19,674
UOP	24	20	5	734
UST	18	45	8	1,175

TOTALS	1,422		1,230	180,590
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	107.00	SF	6.50	6.50	100	1962
2	1241	WD DECK G	0	0	0	385.00	UT	11.50	11.50	100	1993
3	1241	WD DECK G	0	0	12	156.00	UT	14.38	14.38	100	1990
4	0416	DUNEWALKS	0	0	122	488.00	SF	15.00	15.00	100	2001
5	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1962

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	0	0006	R-1	60.00	150.00	60.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,230	120.8400	181.26	222,950	1962	1985	0	0	19.00	81.00
1 SFR CUST - 0% - 0											
Heated Area: 1083											
HX Base Yr											
BLD DATE 06/30/2009 RK LGL DATE 05/07/2024 MLU											
XF DATE 06/30/2009 RK LAND DATE											
INC DATE AG DATE											

1590 S FLETCHER AVE, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		180,590	
TOTAL MARKET OB/XF VALUE		3,418	
TOTAL LAND VALUE - MARKET		990,000	
TOTAL MARKET VALUE		1,174,008	
SOH/AGL Deduction		26,804	
ASSESSED VALUE		1,147,204	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,147,204	
TOTAL JUST VALUE		1,174,008	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,076,060	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052211	RISER REPAIR	1,000	07/13/2005
20052190	REROOF W/40YR SHN	2,000	07/11/2005
6769	XF0B	100	10/09/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1510/0776	7/05/2007	QC U	I	06	100
GRANTOR: JOHNSON WAYNE W & PAT					
GRANTEE: JOHNSON BEACH HOUSE					
1510/0774	7/05/2007	QC U	I	06	316,700
GRANTOR: HUBBARD CARRIE W & LE					
GRANTEE: JOHNSON WAYNE W & P					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W11 BAS=[YR=1993] W3 N9 W34 S30 E22											
UOP=[YR=1993] S4E6 N4 W6 \$ E12 UST=[YR=1993] S6 E3 N6 W3 \$ E3 N21 \$ S27 E11 N27 \$.											