

JOHNSON LINDA DARLINGTON
2112 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

00-00-31-1120-000I-0010

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall 16 WD FR STUC 50

Exterior Wall 23 REINF CONC 50

RooF Structur 03 GABLE/HIP 100

RooF Cover 03 COMP SHNGL 100

Interior Wall 05 DRYWALL 100

Interior Floo 12 HARDWOOD 80

Interior Floor 15 HARTILE 20

Air Condition 03 CENTRAL 100

Heating Type 04 AIR DUCTED 100

Bedrooms 5 100

Bathrooms 3 100

Frame Stories 03 MASONRY 100

Units 1.5 1.5 100

0 100

BUD8 Adjustme 02 DIST FB 100

Occupancy 00 NONE 100

Quality 03 Quality Level 03

DOR CODE 0800 MULTI-FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1012.00

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

APT 1,210 100 2012 1,210 144,960

FOP 48 30 1993 14 1,677

HXB 1,746 100 1993 1,746 209,175

HXB 1,165 100 2005 1,165 139,569

HXG 440 55 1993 242 28,992

HXG 814 55 1993 448 53,671

HXP 398 30 1993 119 14,256

HXP 777 30 1993 233 27,914

TOTALS 6,598 5,177 620,216

EXTRA FEATURES

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 0810 CONCRETE A 0 100 110 12 1,320.00 SF 6.50 6.50 100 1961 1961 3 20 1,716

2 0810 CONCRETE A 0 100 0 0 2,500.00 SF 6.50 6.50 100 1986 1986 3 47 7,638

3 1241 WD DECK G 0 0 20 4 80.00 UT 11.50 11.50 100 2005 2005 3 36 331

4 1242 WD DECK A 0 100 11 11 121.00 SF 10.00 10.00 100 2005 2005 3 22 266

5 0858 SCULP CONC 0 100 0 0 85.00 SF 13.00 13.00 100 2005 2005 3 96 1,061

TOTAL OB/XF 11,012

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1 000800 C MULTI-FAMILY 100 0003 R-1 100.00 147.00 100.00 FF 1 1.15 1.00 1.15 3,200.00 3,680.00 368,000

2 000800 C MULTI-FAMILY 100 0003 R-1 26.00 146.00 26.00 FF 1 1.14 1.00 1.14 3,200.00 3,648.00 94,848

MARKET ADJUSTMENTS

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

2700 01 5,177 109.3450 144.34 747,248 1961 1990 0 0 17.00 83.00

1 DUPLEX - 76.36% - 2022 Heated Area: 4121 HX Base Yr 2022

Diagram showing building footprint with labels: HXB 2005, HXG 1993, HXP 1993, APT 2012, FOP 1993.

NASSAU COUNTY PROPERTY

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VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 620,216

TOTAL MARKET OB/XF VALUE 11,012

TOTAL LAND VALUE - MARKET 462,848

TOTAL MARKET VALUE 1,094,076

SOH/AGL Deduction 556,168

ASSESSED VALUE 537,908

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 487,186

TOTAL JUST VALUE 1,094,076

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 1,065,166

SALES DATA

OFF RECORD Number DATE TYPE INST Q / I / V / I RSN CD SALE PRICE

2457/0040 4/28/2021 WD Q I 01 775,000

GRANTOR: MITCHELL MARTHA LEE

GRANTEE: JOHNSON LINDA DARLI

1909/0078 3/26/2014 WD U I 11 100

GRANTOR: MITCHELL FRANZ & MART

GRANTEE: MORRIS MYRA KATHERI

BUILDING NOTES

BUILDING DIMENSIONS

HXP=[YR=1993] W21 HXG=[YR=1993] W22 S37 HXB=[YR=1993] W11
HXB=[YR=2005] N13 W43 S31 E29 N12 E14 N6 \$ S6 W14 S12 W29
S25 E23 HXP=[YR=1993] S6 E31 N18 HXG=[YR=1993] E22 N20 W22
S20 \$ W11 S8 W20 S4 \$ N4 E20 N8 E11 N20 E22 N11 W22 \$ E22 N37
\$ S37 E21 N37 \$ PTR= E15 APT=[YR=2012] E34 S31 FOP=[YR=1993]
S6 W8 N6 E8 \$ W8 S6 W26 N37 \$ W15 \$.

REVIEW DATE 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 462,848 Market: 0 Agricultural: 0 Common: 462,848 PRINTED 07/30/2025 BY SYS