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

JOHNSON BEACH HOUSE LLC
334 WHISPERWOOD CT
WAVERLY HALL, GA 31831

2025

00-00-31-1460-0019-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

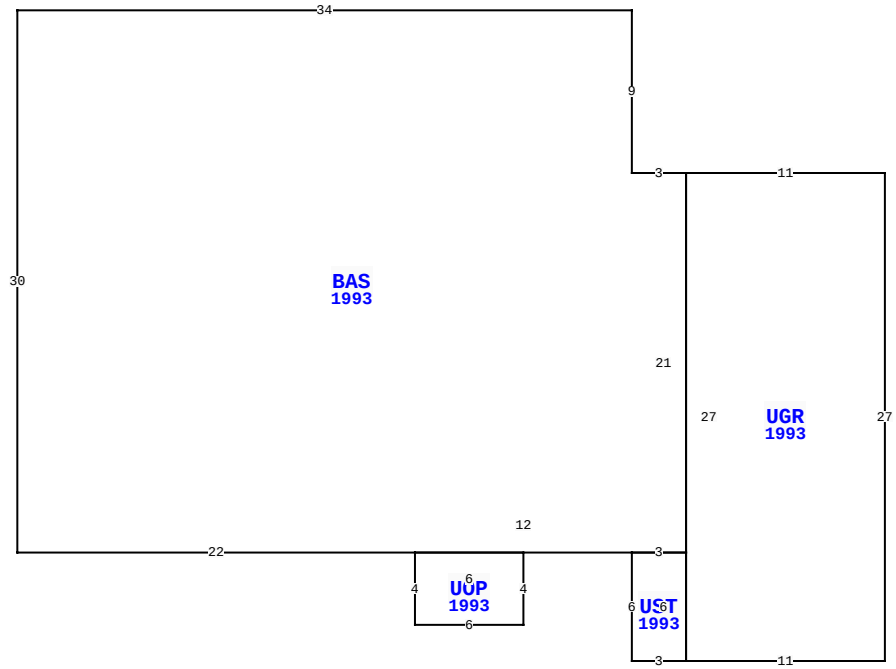
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,083	100	1993	1,083	166,455
UGR	297	45	1993	134	20,596
UOP	24	20	1993	5	769
UST	18	45	1993	8	1,229
TOTALS	1,422			1,230	189,049

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	190.93	234,844	1962	1985	0	0	0	19.50	80.50

1 SFR CUST – 0% - 0 Heated Area: 1083 HX Base Yr



BLD DATE	06/30/2009	RK	LGL DATE
XF DATE	06/30/2009	RK	LAND DATE 05/07/2025 MLU
INC DATE			AG DATE

1590 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	189,049
TOTAL MARKET OB/XF VALUE	3,398
TOTAL LAND VALUE - MARKET	1,140,000
TOTAL MARKET VALUE	1,332,447
SOH/AGL Deduction	70,523
ASSESSED VALUE	1,261,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,261,924
TOTAL JUST VALUE	1,332,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,174,008

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

SALES DATA

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

BUILDING NOTES

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 $.

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
1	0810	CONCRETE A	0	0	0	0	107.00	SF	6.50	6.50	100	1962	1962	3	20	139	
2	1241	WD DECK G	0	0	0	0	385.00	UT	11.50	11.50	100	1993	1993	3	20	886	
3	1241	WD DECK G	0	0	12	13	156.00	UT	14.38	14.38	100	1990	1990	3	20	449	
4	0416	DUNEWALKS	0	0	122	4	488.00	SF	15.00	15.00	100	2001	2001	3	20	1,464	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1962	1962	3	23	460	

LAND DESCRIPTION

TOTAL OB/XF 3,398

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	0006	R-1	60.00	150.00	60.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,140,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,140,000 Market: 0 Agricultural: 0 Common: 1,140,000 PRINTED 07/30/2025 BY SYS