UNIT 1902
IN OR 2520/380
SUMMERWOODS TWO CONDO

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

2026

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,065			2,065	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO	0% - 0	2,065				2012	2012	100	100	0	HX Base Yr	

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

95026 SUMMER CROSSING 1902, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	548,100
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	548,100
SOH/AGL Deduction	0
ASSESSED VALUE	548,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	548,100
TOTAL JUST VALUE	548,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	609,000

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 10/13/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS