LOT 7
BUCKS FDNA BEACH #1 PB 2/30

JOHNSON JOEL M
11 WATERFRONT ST
TIFTON, GA 31794

2026

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

BUILDING CHARACTERISTICS

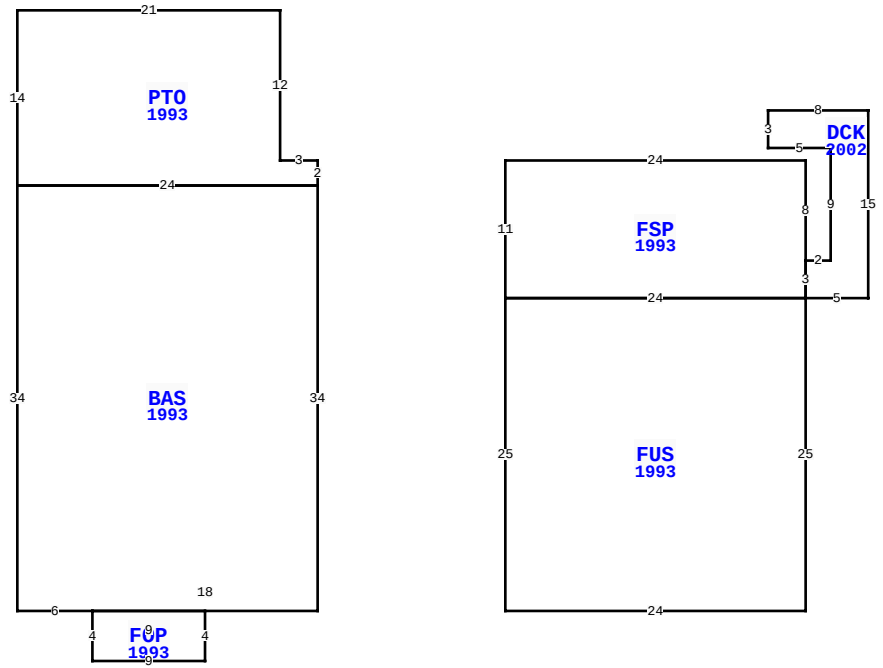
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	97,771
DCK	66	10	2002	7	839
FOP	36	30	1993	11	1,318
FSP	264	40	1993	106	12,701
FUS	600	100	1993	600	71,891
PTO	300	5	1993	15	1,797
TOTALS	2,082			1,555	186,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,555	113.2200	187.95	292,262	1939	1959	0	0	0	36.25	63.75

1 SFR CUST 0% - 0 Heated Area: 1416 HX Base Yr



2408 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	186,317
TOTAL MARKET OB/XF VALUE	7,752
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	1,244,069
SOH/AGL Deduction	36,948
ASSESSED VALUE	1,207,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,207,121
TOTAL JUST VALUE	1,244,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,130,346

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
2754/1618	10/24/2024	SW	U	I	16	498,900
GRANTOR: JOHNSON JAMES D						
GRANTEE: JOHNSON JOEL M						
2754/1614	10/24/2024	QC	U	I	11	100
GRANTOR: NELL & ELSTON JOHNSON						
GRANTEE: JOHNSON JOEL M						

BUILDING NOTES

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 $.

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	0416	DUNEWALKS	0	0	0	0	1,292.00	SF	30.00	30.00	100	2002	2002	3	20	7,752	

LAND DESCRIPTION

TOTAL OB/XF 7,752

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		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS