LOT 8
BUCKS FDNA BEACH #1 PB 2/30

JOHNSON JAMES D REVOCABLE TRUST/JOHNSON JAMES D TR
32 WATERFRONT ST
TIFTON, GA 31794

2026

00-00-31-114A-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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

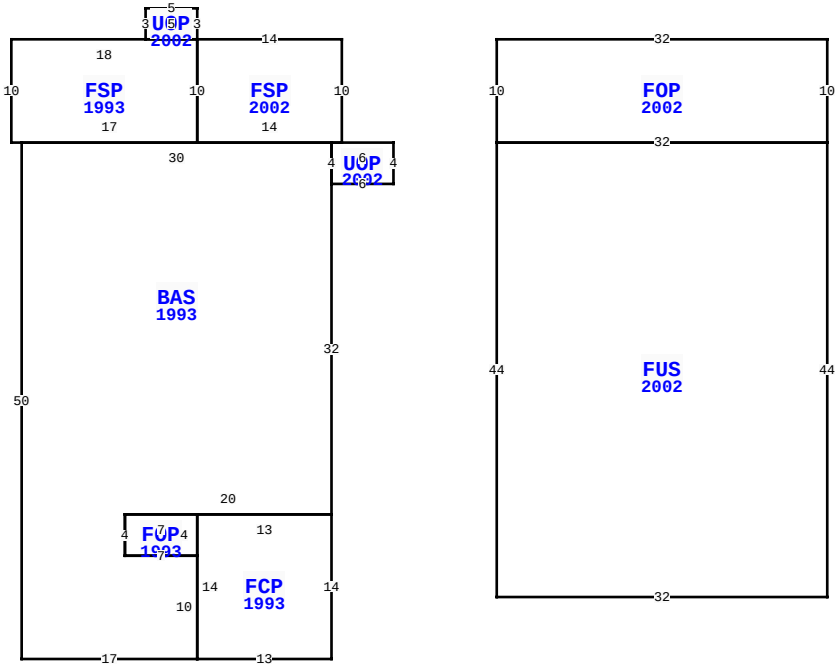
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	1993	1,290	168,166
FCP	182	25	1993	46	5,997
FOP	28	30	1993	8	1,043
FOP	320	30	2002	96	12,515
FSP	180	40	1993	72	9,386
FSP	140	40	2002	56	7,300
FUS	1,408	100	2002	1,408	183,548
UOP	15	20	2002	3	391
UOP	24	20	2002	5	652
TOTALS	3,587			2,984	388,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,984	101.9000	169.30	505,191	1954	1974	0	0	0	23.00	77.00

1 SFR CUST 0% - 0 Heated Area: 2698 HX Base Yr



2410 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	388,997
TOTAL MARKET OB/XF VALUE	2,640
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	1,441,637
SOH/AGL Deduction	8,643
ASSESSED VALUE	1,432,994
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,432,994
TOTAL JUST VALUE	1,441,637
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,325,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B012398	REMODEL	6,000	10/31/2001
B0011849	ADDITION	78,988	08/13/2001
B990205	REPAIR/RRF	1,000	04/12/1999
B9064	REPAIR/RRF	1,450	05/05/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2861/1795	4/14/2026	QC	U	I	11	100
GRANTOR: JOHNSON JAMES D						
GRANTEE: JOHNSON JAMES D REV						
2754/1616	10/24/2024	SW	U	I	16	592,200
GRANTOR: JOHNSON JOEL M						
GRANTEE: JOHNSON JAMES D						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W14 UOP=[YR=2002] N3 W5 S3 E5 $ FSP=[YR=1993] W18 S10 E1 BAS=[YR=1993] S50 E17 FCP=[YR=1993] E13 N14 W13 FOP=[YR=1993] W7 S4 E7 N4 $ S14 $ N10 W7 N4 E20 N32 UOP=[YR=2002] E6 N4 W6 S4 $ N4 W30$ E17 N10 $ S10 E14 N10 $ PTR= E15 FOP=[YR=2002] E32 S10 FUS=[YR=2002] S44 W32 N44 E32 $ W32 N10 $ 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
3	1242	WD DECK A	0	0	12	11	132.00	SF	10.00	10.00	100	1980	1980	3	20	264	
6	0416	DUNEWALKS	0	0	0	0	396.00	SF	30.00	30.00	100	1985	1985	3	20	2,376	

LAND DESCRIPTION

TOTAL OB/XF 2,640

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