BLOCK 3 LOT 5
BUCKS FDNA BEACH 2 PB 3/17

JOHNSON NATALYA REVOCABLE LIVING TRUST/DARLINGTON
2112 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

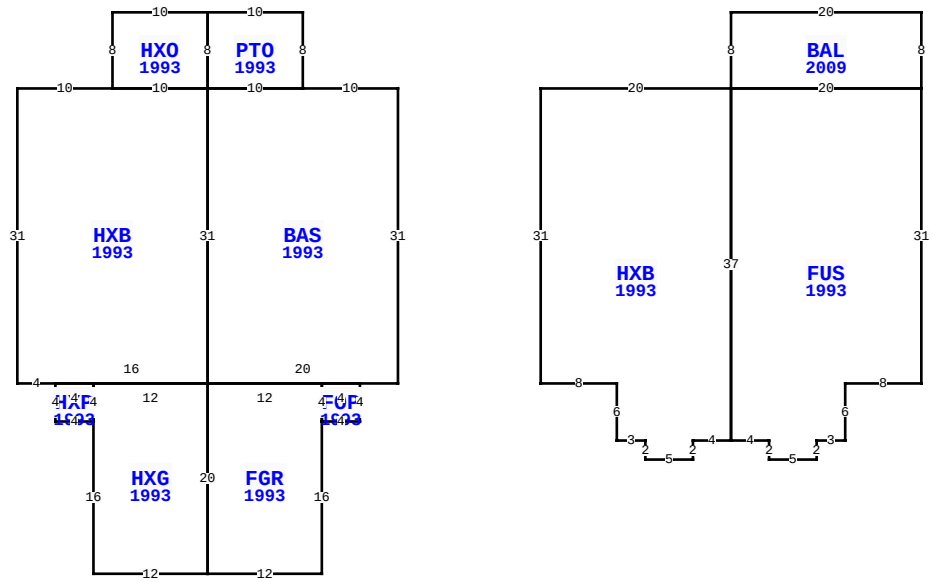
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	160	15	2009	24	3,149
BAS	620	100	1993	620	81,346
FGR	240	55	1993	132	17,319
FOP	16	30	1993	5	656
FUS	702	100	1993	702	92,104
HXB	620	100	1993	620	81,346
HXB	702	100	1993	702	92,104
HXG	240	55	1993	132	17,319
HXO	80	5	1993	4	525
HXP	16	30	1993	5	656
TOTALS	3,476			2,950	387,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,950	112.7060	156.66	462,147	1989	1989	0	0	0	16.25	83.75

1 DUPLEX 0% - 2026 Heated Area: 2644 HX Base Yr



** This building has 11 Sub-Areas

2656 1ST AVE A&B, FERNANDINA BEACH

BLD DATE	11/12/2009 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	387,048
TOTAL MARKET OB/XF VALUE	320
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	687,368
SOH/AGL Deduction	0
ASSESSED VALUE	687,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	687,368
TOTAL JUST VALUE	687,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	673,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091047	REPAIR/RRF	4,000	08/07/2009
5268	NEW CONSTR	100,660	03/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2761/786	1/13/2025	TD	U	I	11	100
GRANTOR: JOHNSON LINDA D						
GRANTEE: JOHNSON NATALYA REV						
2664/1220	9/01/2023	WD	Q	I	01	741,500
GRANTOR: YOUNG ALAN LEE JR						
GRANTEE: JOHNSON LINDA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 PTO=[YR=1993] N8 W10 HXO=[YR=1993] W10 S8 HXB=[YR=1993] W10 S31 E4 HXP=[YR=1993] S4 E4 HXG=[YR=1993] S16 E12 FGR=[YR=1993] E12 N16 FOP=[YR=1993] E4 N4 W4 S4 $ N4 W12 S20 $ N20 W12 S4 $ N4 W4 $ E16 N31 W10 $ E10 N8 $ S8 E10 $ W10 S31 E20 N31 $ PTR= E15 HXB=[YR=1993] E20 BAL=[YR=2009] N8 E20 S8 W20 $ FUS=[YR=1993] E20 S31 W8 S6 W3 S2 W5 N2 W4 N37 $ S37 W4 S2 W5 N2 W3 N6 W8 N31 $ 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
5	1242	WD DECK A	0	0	20	8	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 320

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	000800	C	MULTI-FAMILY	0		R-2	50.00	115.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS