UNIT 206
KETCH COURTYARD OR 424/386

JOHNSON FAMILY REVOCABLE TRUST/JOHNSON TOMMY WADE
3150 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-141K-0206-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1415200
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	
View Lump Sum	OCEAN	OCEAN 100	
Desirability	2ND FLOOR	2ND FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1068.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,020			1,020	

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	1,020				1984	1984	100	100	0		

HX Base Yr

3150 S FLETCHER AVE 206, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	569,100
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	569,100
SOH/AGL Deduction	43,189
ASSESSED VALUE	525,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	525,911
TOTAL JUST VALUE	569,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	580,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2842/542	12/22/2025	WD	U	I	11	100
GRANTOR: JOHNSON TOMMY WADE						
GRANTEE: JOHNSON FAMILY REVO						
2291/1576	7/15/2019	QC	U	I	11	100
GRANTOR: JOHNSON VICTORIA WHEA						
GRANTEE: JOHNSON TOMMY WADE						

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS