

BLOCK 17 LOTS 5 6 &
E100 FT OF 7 & 8 &
PT OF CLOSED AVE OR 280/364

JOHNSON JOHN H & ROBIN L
5902 STONESHIRE CT
DALLAS, TX 75252

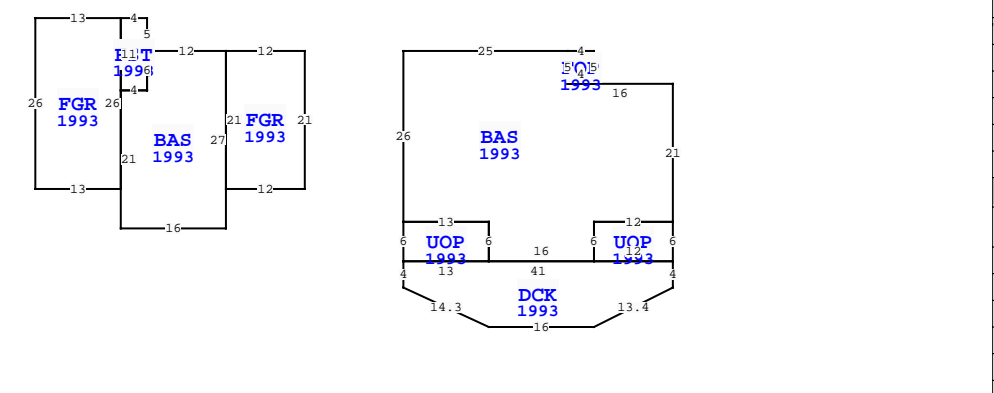
2024

00-00-31-1680-0017-0050



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	02 SHED 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100
BUDS Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,700	108.6720	135.84	366,768	1983	1995	0	0	0	13.65	86.35
1 SNGL FAM - 0% - 0												
Heated Area: 2258 HX Base Yr												



** This building has 12 Sub-Areas
3949 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			316,704
TOTAL MARKET OB/XF VALUE			36,568
TOTAL LAND VALUE - MARKET			574,430
TOTAL MARKET VALUE			927,702
SOH/AGL Deduction			17,005
ASSESSED VALUE			910,697
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			910,697
TOTAL JUST VALUE			927,702
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			877,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091305	H/AC	3,900	09/28/2009
20091258	OTHER	475	09/18/2009
20091259	ELEC OTHER	750	09/18/2009
20091111	REPAIR/RRF	82,000	08/24/2009
20091081	REPAIR/RRF	10,465	08/17/2009
20090941	REPAIR/RRF	2,000	07/17/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/0336	2/28/2020	WD	Q	I	01	770,000

GRANTOR: JORDAN LEWIS H REVOCA
GRANTEE: JOHNSON JOHN H & RO
2237/0185 11/02/2018 WD U I 11 100
GRANTOR: JORDAN LEWIS HOLMES &
GRANTEE: JORDAN LEWIS H REVO

QUALITY	CD	QUALITY LEVEL		
03	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1059.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	11	1,290
BAL	78	15	12	1,408
BAS	408	100	408	47,858
BAS	1,082	100	1,082	126,916
DCK	335	10	34	3,989
FGR	252	55	139	16,305
FGR	338	55	186	21,817
FOP	20	30	6	704
FST	44	55	24	2,815
FUS	768	100	768	90,085
TOTALS	3,547		2,700	316,704

L N	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	0855	CONC PAVER	0	0	0	3,439.00	SF	10.00	10.00	100	2008	2008	3	89	30,607		
2	0801	ASPHALT A	0	0	0	219.00	SF	3.00	3.00	100	1983	1983	3	50	329		
3	1242	WD DECK A	0	0	11	44.00	SF	20.00	20.00	100	1983	1983	3	20	176		
4	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	54	1,080		
5	0855	CONC PAVER	0	0	398	1	398.00	SF	7.50	7.50	100	2008	2008	3	89	2,657	
6	0462	ST/AL FNC	0	0	22	6	132.00	SF	10.00	10.00	100	2007	2007	3	48	634	
7	0092	AUTO GATE	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	31	1,085		
TOTAL OB/XF 36,568																	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		R-1	100.00	125.00	100.00	FF	1	1.09	1.00	0.93	6,200.00	5,744.30	574,430							

BUILDING NOTES																						
BUILDING DIMENSIONS FGR=[YR=1993] W12 BAS=[YR=1993] W12 FST=[YR=1993] N5W4 FGR=[YR=1993] W13 S26 E13 N26\$ S11 E4 N6\$ S6 W4 S21 E16 N27\$ S21 E12 N21\$ PTR= E15 BAS=[YR=1993] E25 FOP=[YR=1993] E4 S5 W4 N5\$ S5 E16 S21 UOP=[YR=1993] S6 DCK=[YR=1993] S4 D6 L12 W16 L13 U6 N4 UOP=[YR=1993] N6 E13 S6 W13\$ E41\$ W12 N6 E12\$ W12 S6 W16 N6 W13 N26\$W15\$ PTR= N25 BAL=[YR=1993] N6 FUS=[YR=1993] N24 E13 N2 E12 S5 E16 S21 BAL=[YR=1993] S6 W12 N6 E12\$ W12 N12 W16 S12 W13\$ E13 S6 W13\$ S25\$.																						