LOT 5
IN OR 2024/1965
BEACH HAMMOCK PB 5/154

JOHNSTON MICHELE A & JAMES E
2774 RACHEAL AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1110-0005-0000

BUILDING CHARACTERISTICS

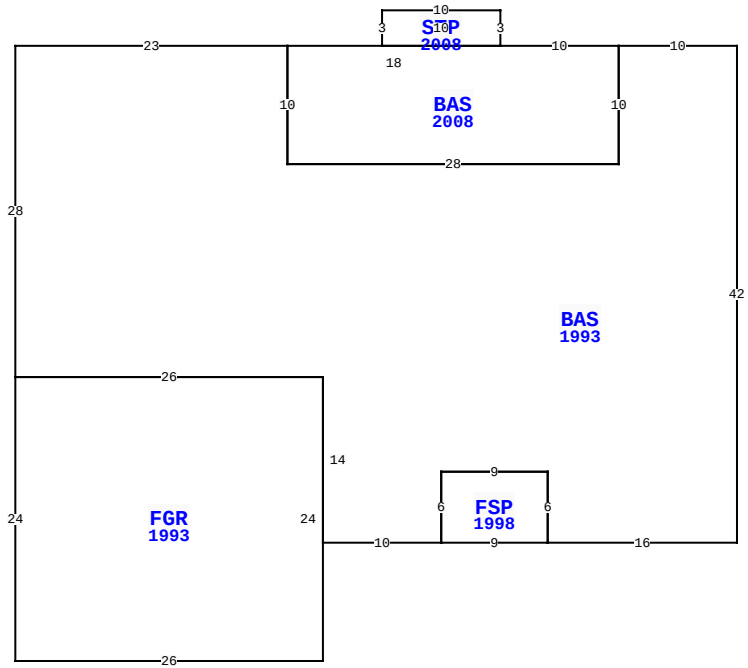
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,864	100	1993	1,864	223,474
BAS	280	100	2008	280	33,569
FGR	624	55	1993	343	41,122
FSP	54	40	1998	22	2,638
STP	30	10	2008	3	360
TOTALS	2,852			2,512	301,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,512	119.9040	158.27	397,574	1988	1995	0	0	0	24.25	75.75

1 SNGL FAM – 100% - 2017 Heated Area: 2144 HX Base Yr 2017



2774 RACHEAL AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		338,530
TOTAL MARKET OB/XF VALUE		33,851
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		572,381
SOH/AGL Deduction		179,963
ASSESSED VALUE		392,418
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		341,696
TOTAL JUST VALUE		572,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190095	SUM KITCH	0	01/24/2019
20032813	REROOF W/30YR SHN	9,000	04/01/2003
4871	NEW CONSTR	90,000	06/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2024/1965	1/20/2016	WD	Q	I	01	325,000
GRANTOR: BLUMENTHAL PENNY						
GRANTEE: JOHNSTON MICHELE A						
0813/0203	11/12/1997	WD	Q	I		168,000
GRANTOR: PIERCE STEPHEN M & FR						
GRANTEE: BLUMENTHAL JMAC & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 BAS=[YR=2008] W10 STP=[YR=2008] N3 W10 S3 E10$ W18 S10 E28 N10$ S10 W28 N10 W23 S28 FGR=[YR=1993] S24 E26 N24 W26$ E26 S14 E10 FSP=[YR=1998] E9 N6 W9 S6$ N6 E9 S6 E16 N42$.

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	0845	KOOL DECK	0	100	0	0	728.00	SF	2.18	2.18	100	1988	1988	3	52	823	
2	0861	POOL GUNIT	0	100	32	13	416.00	SF	85.00	85.00	100	1988	1988	3	20	7,072	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
4	0855	CONC PAVER	0	100	0	0	2,420.00	SF	10.00	10.00	100	2020	2020	3	98	23,716	

LAND DESCRIPTION

TOTAL OB/XF 33,851

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	000100	C	RES	100	0003	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 06/15/2021 BY RKX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS

LOT 5
IN OR 2024/1965
BEACH HAMMOCK PB 5/154

JOHNSTON MICHELE A & JAMES E
2774 RACHEAL AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1110-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

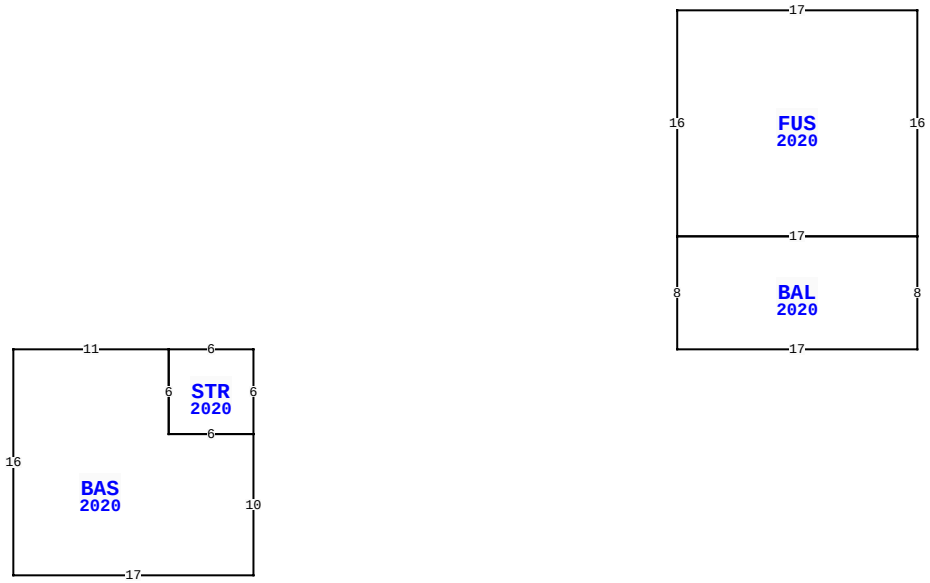
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1062.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	136	15	2020	20	1,405
BAS	236	100	2020	236	16,577
FUS	272	100	2020	272	19,105
STR	36	10	2020	4	281
TOTALS	680			532	37,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	532	134.5500	71.31	37,937	2020	2020	0	0	0	1.50	98.50

2 ACCESORY U – 100% - 2017 Heated Area: 508 HX Base Yr 2017



2774 RACHEAL AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		338,530
TOTAL MARKET OB/XF VALUE		33,851
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		572,381
SOH/AGL Deduction		179,963
ASSESSED VALUE		392,418
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		341,696
TOTAL JUST VALUE		572,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2024/1965	1/20/2016	WD	Q	I	01	325,000
GRANTOR: BLUMENTHAL PENNY						
GRANTEE: JOHNSTON MICHELE A						
0813/0203	11/12/1997	WD	Q	I		168,000
GRANTOR: PIERCE STEPHEN M & FR						
GRANTEE: BLUMENTHAL JMAC & P						

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=2020] W6 BAS=[YR=2020] W11 S16 E17 N10 W6 N6 $ S6 E6 N6 $ PTR= E30 BAL=[YR=2020] E17 N8 FUS=[YR=2020] N16 W17 S16 E17 $ W17 S8$ W30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/15/2021 BY RKX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS