LOT 22
HAMBYS SUB PB 2/32

JOHNSTON JEFFREY SR
2159 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1360-0022-0000

BUILDING CHARACTERISTICS

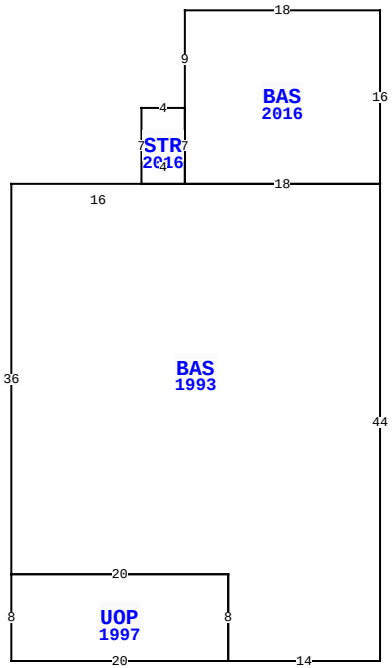
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1993	1,336	156,239
BAS	288	100	2016	288	33,680
STR	28	10	2016	3	351
UOP	160	20	1997	32	3,742
TOTALS	1,812			1,659	194,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,659	111.0900	146.64	243,276	1941	1995	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 2020 Heated Area: 1624 HX Base Yr 2020



2159 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,013
TOTAL MARKET OB/XF VALUE		6,455
TOTAL LAND VALUE - MARKET		356,250
TOTAL MARKET VALUE		556,718
SOH/AGL Deduction		178,163
ASSESSED VALUE		378,555
TOTAL EXEMPTION VALUE	BX DX HX HB	60,722
BASE TAXABLE VALUE		317,833
TOTAL JUST VALUE		556,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151496	ADDITION	70,000	06/29/2015
B959519	ADDITION	3,500	12/27/1995
5766B	REPAIR/RRF	2,500	01/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/1269	3/24/2022	SW	U	I	11	100
GRANTOR: JOHNSTON JEFFREY SR &						
GRANTEE: JOHNSTON JEFFREY SR						
1954/1252	11/21/2001	WD	U	I	11	100
GRANTOR: HOOVER BECKY L & PAUL						
GRANTEE: JOHNSTON JEFFREY SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W18 S9 STR=[YR=2016] W4 S7 E4 N7$ S7
BAS=[YR=1993] W16 S36 UOP=[YR=1997] S8 E20 N8 W20$ E20S8 E14 N44 W18$ E18 N16$.

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	0820	WOOD WALK	0	100	0	0	288.00	SF	11.75	11.75	100	1990	1990	3	40	1,354	
2	0811	CONCRETE B	0	100	0	0	535.00	SF	5.20	5.20	100	1990	1990	3	57	1,586	
3	0825	BRICK	0	100	0	0	284.00	SF	12.50	12.50	100	2016	2016	3	99	3,515	

LAND DESCRIPTION

TOTAL OB/XF 6,455

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		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.95	7,500.00	7,125.00	356,250							

REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 356,250 Market: 0 Agricultural: 0 Common: 356,250 PRINTED 07/30/2025 BY SYS