LOT 47
IN OR 1807/1789
ESMT OR 1394/111

JOHNSTON JENNIFER R
2262 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1360-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

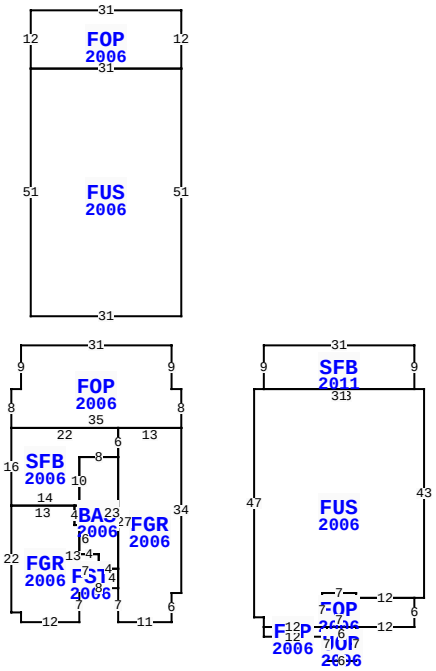
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD4 Adjustme	50	. 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	176	100	2006	176	53,907
FGR	328	55	2006	180	55,131
FGR	508	55	2006	279	85,454
FOP	24	30	2006	7	2,144
FOP	121	30	2006	36	11,026
FOP	372	30	2006	112	34,304
FOP	559	30	2006	168	51,456
FST	44	55	2006	24	7,351
FUS	1,578	100	2006	1,578	483,320
FUS	1,581	100	2006	1,581	484,239
TOTALS	5,884			4,590	1,405,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,590	208.4459	329.34	1,511,671	2006	2010	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2013 Heated Area: 3776 HX Base Yr 2013



** This building has 13 Sub-Areas

2262 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,405,854
TOTAL MARKET OB/XF VALUE		43,217
TOTAL LAND VALUE - MARKET		1,140,000
TOTAL MARKET VALUE		2,589,071
SOH/AGL Deduction		893,656
ASSESSED VALUE		1,695,415
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		1,639,693
TOTAL JUST VALUE		2,589,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,376,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0844	HRDI SIDE	58,000	01/30/2025
20122577	H/AC	3,450	12/28/2012
20111327	REMODEL	15,000	08/08/2011
20061774	XFOB	12,000	07/25/2006
20061776	XFOB	15,000	07/25/2006
20060102	XFOB	10,000	01/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1807/1789	8/15/2012	WD	Q	I	01	1,940,000
GRANTOR: HOLMES RHETT J & CHRI						
GRANTEE: JOHNSTON DAVID C &						
1448/0819	9/29/2006	WD	Q	V	01	185,500
GRANTOR: HOLMES R RYAN & AMAND						
GRANTEE: HOLMES RHETT J & CH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W2 N9 W31 S9 W2 S8 SFB=[YR=2006] S16
FGR=[YR=2006] S22 E2 S2 E12 N7 FST=[YR=2006] E8
FGR=[YR=2006] S7 E11 N6 E2 N34 W13 S6 BAS=[YR=2006] W8 S10
W1 S4 E1 S6 E4 S3 E4 N23 $ S27 $ N4 W4 N3 W4 S7 $ N13 W1 N4
W13 $ E14 N10 E8 N6 W22 $ E35 N8 $ PTR= E15 FUS=[YR=2006] E2
SFB=[YR=2011] N9 E31 S9 W31 $ E33 S43 W2 FOP=[YR=2006] S6
W12 UOP=[YR=2006] S7 W6 N7 E6 $ W7 N7 E7 S1 E12 $ W12 N1 W7
S7 FOP=[YR=2006] S2 W12 N2 E12 $ W12 N2 W2 N47 $ W15 $ PTR=
N15 FUS=[YR=2006] N51 FOP=[YR=2006] N12 W31 S12 E31 $ W31
S51 E31 $ S15 $.

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	0855	CONC PAVER	0	100	0	0	1,948.00	SF	10.00	10.00	100	2006	2006	3	86	16,753	
2	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2006	2006	3	40	10,200	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
5	0462	ST/AL FNC	0	100	0	0	507.00	SF	10.00	10.00	100	2006	2006	3	40	2,028	
6	0415	BEACHWALK	0	100	0	0	370.00	SF	5.75	5.75	100	2006	2006	3	24	511	
7	1123	CB 8"	0	100	0	0	90.00	SF	6.15	6.15	100	2006	2006	3	86	476	
8	1123	CB 8"	0	100	0	0	69.00	SF	6.15	6.15	100	2006	2006	3	86	365	
10	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2006	2006	3	100	10,000	
11	1242	WD DECK A	0	100	0	0	320.00	SF	10.00	10.00	100	2007	2007	3	27	864	

TOTAL OB/XF 43,217

LAND DESCRIPTION

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	000120	C	RES OCEAN	100		R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	19,000.00	22,800.00	1,140,000							

REVIEW DATE 07/17/2025 BY HS Total Acres: 0.00 Total Land Value: 1,140,000 Market: 0 Agricultural: 0 Common: 1,140,000 PRINTED 07/30/2025 BY SYS