

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

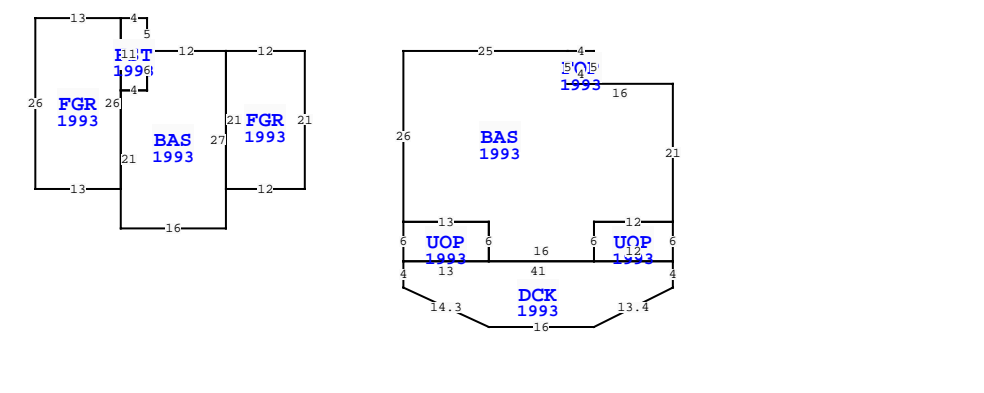
2025

00-00-31-1680-0017-0050



ELEMENT	CD	CONSTRUCTION
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	143.45	387,315	1983	1995	0	0	0	14.15	85.85
1 SNGL FAM - 0% - 0												
Heated Area: 2258 HX Base Yr												



** This building has 12 Sub-Areas

3949 S FLETCHER AVE, FERNANDINA BEACH
 BLD DATE: LGL DATE: 05/07/2025 MLU
 XF DATE: LAND DATE:
 INC DATE: AG DATE:

QUALITY	CD	QUALITY LEVEL			
Quality	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	1993	11	1,355
BAL	78	15	1993	12	1,477
BAS	408	100	1993	408	50,246
BAS	1,082	100	1993	1,082	133,250
DCK	335	10	1993	34	4,187
FGR	252	55	1993	139	17,118
FGR	338	55	1993	186	22,906
FOP	20	30	1993	6	739
FST	44	55	1993	24	2,956
FUS	768	100	1993	768	94,581
TOTALS	3,547			2,700	332,510

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	332,510		
TOTAL MARKET OB/XF VALUE	35,951		
TOTAL LAND VALUE - MARKET	694,875		
TOTAL MARKET VALUE	1,063,336		
SOH/AGL Deduction	61,569		
ASSESSED VALUE	1,001,767		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,001,767		
TOTAL JUST VALUE	1,063,336		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	927,702		

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						

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	
1	0855	CONC PAVER	0	0	0	3,439.00	SF	10.00	10.00	100	2008	2008	3	88	30,263		
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	51.5	1,030		
5	0855	CONC PAVER	0	0	398	1	398.00	SF	7.50	7.50	100	2008	2008	3	88	2,627	
6	0462	ST/AL FNC	0	0	22	6	132.00	SF	10.00	10.00	100	2007	2007	3	44	581	
7	0092	AUTO GATE	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	27	945		

BUILDING NOTES									
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\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	RES	0		R-1	100.00	125.00	100.00	FF	1	1.09	1.00	0.93	7,500.00	6,948.75	694,875							