LOT 135
VILLAGE WALK PH 3 OR 2430/199

JOHNSON JESSE WILLIAM SR & NORMA GATES
82958 THOMPSON LANE
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0135-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

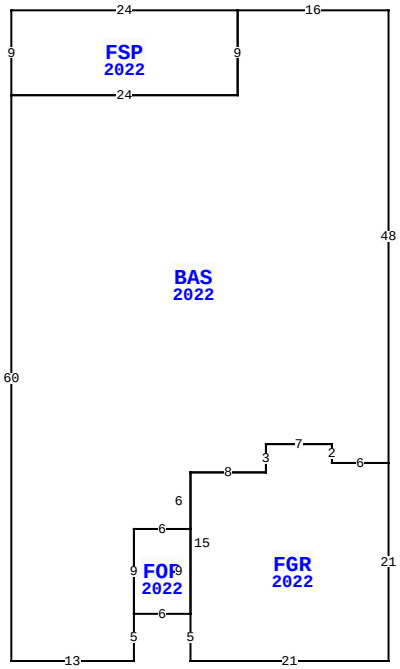
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2022	2,013	255,575
FGR	447	55	2022	246	31,233
FOP	54	30	2022	16	2,032
FSP	216	40	2022	86	10,919
TOTALS	2,730			2,361	299,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,361	127.5960	127.60	301,264	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2013 HX Base Yr 2023



82958 THOMPSON LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,758
TOTAL MARKET OB/XF VALUE		3,290
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		378,048
SOH/AGL Deduction		22,763
ASSESSED VALUE		355,285
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		299,563
TOTAL JUST VALUE		378,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008545	CO ISSUED	0	06/02/2022
21015484	NEW CONSTR	296,390	11/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2799/1582	7/09/2025	WD	Q	I	01	425,000
GRANTOR: BATTS KIMBERLY						
GRANTEE: JOHNSON JESSE WILLI						
2576/0613	6/29/2022	SW	Q	I	01	395,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BATTS KIMBERLY & RY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] W24 S9 E24 N9$ S9 W24 S60 E13 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S5 E21 N21 W6 N2 W7 S3 W8 S15$ N9 W6 S9$ N9 E6 N6 E8 N3 E7 S2 E6 N48$.

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	0811	CONCRETE B	0	100	0	0	639.00	SF	5.20	5.20	100	2022	2022	3	99	3,290	

LAND DESCRIPTION

TOTAL OB/XF 3,290

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/22/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS