

LOT 1
IN OR 1132/688
JASMINE PLACE PB 5/43

BERRY PATRICK & SUSANNE
2804 KIMBERLY ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-141J-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	964	100	964	107,124
FOP	16	30	5	555
FST	24	55	13	1,445
HXB	458	100	458	50,895
HXB	526	100	526	58,451
HXU	24	55	13	1,445

TOTALS	2,012		1,979	219,914
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EXTRA FEATURES	
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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	0810	CONCRETE A	0	0	0	0	794.00	SF	6.50	6.50	100	1984	1984	3	47	2,426	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
3	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	1984	1984	3	47	244	
4	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	1984	1984	3	47	244	
5	0810	CONCRETE A	0	0	4	8	32.00	SF	6.50	6.50	100	1984	1984	3	47	98	

LAND DESCRIPTION	
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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	000800	C	MULTI-FAM	0	0006	MU-1	74.00	95.00	1.00	UT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE	08/16/2017	BY	DJX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2700	01	1,979	110.9360	132.29	261,802	1984	1990	0	0	0	16.00	84.00
1 DUPLEX - 0% - 0												
Heated Area: 1948												
HX Base Yr												

1 JASMINE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF	5,042
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LAND DESCRIPTION	
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REVIEW DATE	08/16/2017	BY	DJX
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Total Acres:	0.00
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Total Land Value:	175,000
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Market:	0
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Agricultural:	0
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Common:	175,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	219,914
TOTAL MARKET OB/XF VALUE	5,042
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	399,956
SOH/AGL Deduction	163,962
ASSESSED VALUE	235,994
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,994
TOTAL JUST VALUE	399,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120188	REROOF	4,000	02/06/2012
20062119	DEMOLITION	0	09/15/2006

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20120188	REROOF	4,000	02/06/2012
20062119	DEMOLITION	0	09/15/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1132/0688	4/24/2003	WD	Q	I		165,000
GRANTOR: WILLIAMSON MARILYN P						
GRANTEE: BERRY PATRICK & SUS						
0754/1525	3/22/1996	WD	Q	I		95,000
GRANTOR: MURPHY DONALD L & CYN						
GRANTEE: WILLIAMSON MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

HXU=[YR=1993] W4 HXB=[YR=1993] N9 W14 APT=[YR=1993] W10 N3 W6 S3 W14 S15 FST=[YR=1993] S6 E4 N6 W4\$ E4 S18 E8 FOP=[YR=1993] S4 E4 N4 W4\$ E4 S4 E7 N4 E7 N33\$ S33 E14 N2 E4 N16 W4 N6\$ S6 E4 N6\$ PTR=E25 HXB=[YR=1993] E14 S15 E4 S6 W4 S10 W14 N31\$ W25\$.