

LOT 2
PT OR 1837/770
LESLIE COURT PB 5/63

SHORELINE RENTAL INVESTMENTS LLC
1299 GERBING RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1430-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	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		4 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

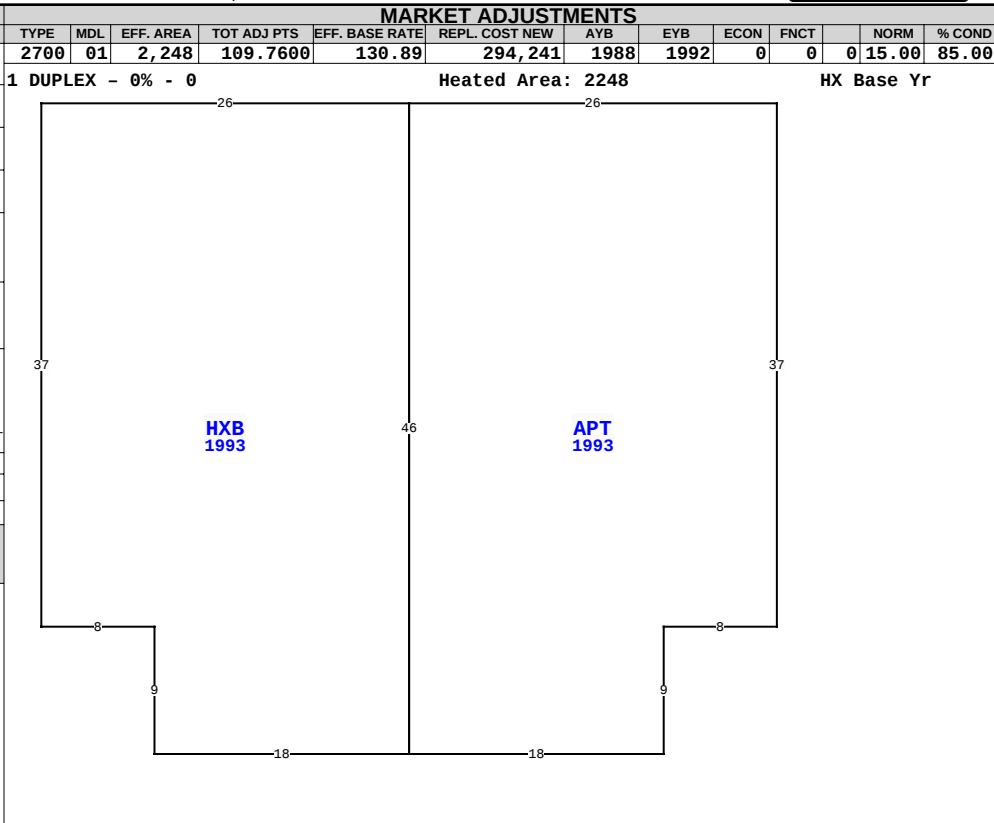
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,124	100	1,124	125,052
HXB	1,124	100	1,124	125,052

TOTALS	2,248		2,248	250,105
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	0	0	755.00	SF	6.50	6.50	
4	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	
5	0810	CONCRETE A	0	0	0	0	755.00	SF	6.50	6.50	
6	0811	CONCRETE B	0	0	0	0	630.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAM	0	0006	R-1	73.00	141.00	1.00	UT	



1733 JASMINE ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	10	10	100.00	SF	6.50	6.50	100	1988	1988	3	57	371	
2	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1988	1988	3	57	371	
3	0810	CONCRETE A	0	0	0	0	755.00	SF	6.50	6.50	100	1988	1988	3	57	2,797	
4	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1988	1988	3	20	864	
5	0810	CONCRETE A	0	0	0	0	755.00	SF	6.50	6.50	100	1988	1988	3	57	2,797	
6	0811	CONCRETE B	0	0	0	0	630.00	SF	5.20	5.20	100	2015	2015	3	96	3,145	

TOTAL OB/XF											
10,345											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										250,105	
TOTAL MARKET OB/XF VALUE										10,345	
TOTAL LAND VALUE - MARKET										100,000	
TOTAL MARKET VALUE										360,450	
SOH/AGL Deduction										122,106	
ASSESSED VALUE										238,344	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										238,344	
TOTAL JUST VALUE										360,450	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										295,403	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070504	REROOF W/30YR ARC	6,800	03/28/2007
20020399	H/AC	0	03/07/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1837/0770	1/23/2013	WD	U	I	11	100	
GRANTOR: LONG H VERNON & MARYL							
GRANTEE: SHORELINE RENTAL IN							
1586/0870	9/23/2008	QC	U	I	01	100	
GRANTOR: LONG H VERNON							
GRANTEE: LONG H VERNON REVOC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
APT=[YR=1993] W26 HXB=[YR=1993] W26 S37 E8 S9 E18 N46\$ S46 E18 N9 E8 N37 \$.											