

LOT 2
IN OR 2193/1337
JASMINE PLACE PB 5/43

JASMIN PLACE LLC
853 ATLANTIC VIEW DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-141J-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
Exterior Wall	12	CEDAR 50	2700	01	2,122	114.0720	142.59	302,576	1988	1988	0	0	0	17.50	82.50	VALUATION BY																										
Exterior Wall	16	WD FR STUC 50	1 DUPLEX - 0% - 0										Heated Area: 2080										HX Base Yr																			
Roof Structure	03	GABLE/HIP 100																					Tax Group: 2																			
Roof Cover	03	COMP SHNGL 100																															Tax Dist:									
Interior Wall	05	DRYWALL 100																															BUILDING MARKET VALUE									
Interior Floor	14	CARPET 70																															TOTAL MARKET OB/XF VALUE									
Interior Floor	11	CLAY TILE 30																															TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE																			
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction																			
Bedrooms	4	100																					ASSESSED VALUE																			
Bathrooms	3	100																					TOTAL EXEMPTION VALUE																			
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE																			
Stories	2.	2. 100																					TOTAL JUST VALUE																			
Units	0	100																					NCON VALUE																			
BUD8 Adjustme	02	DIST FB 100																					INCOME VALUE																			
Occupancy	00	NONE 100																					PREVIOUS YEAR MKT VALUE																			
Quality	03	Quality Level 03																																								
DOR CODE	0800	MULTI-FAMILY																																								
MAP NUM		MKT AREA																																								
NEIGHBORHOOD/LOC	1026.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
APT	458	100	458	53,877																																						
APT	582	100	582	68,464																																						
FOP	28	30	8	941																																						
FST	24	55	13	1,530																																						
HXB	458	100	458	53,877																																						
HXB	582	100	582	68,464																																						
HXP	28	30	8	941																																						
HXU	24	55	13	1,530																																						
TOTALS	2,184		2,122	249,625																																						
EXTRA FEATURES					3 JASMINE PL, FERNANDINA BEACH																																					
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	1,175.00	SF	6.50	6.50	100	1988	1988	3	54.5	4,162																											
2	0810	CONCRETE A	0	0	10	80.00	SF	6.50	6.50	100	1988	1988	3	54.5	283																											
3	0810	CONCRETE A	0	0	10	80.00	SF	6.50	6.50	100	1988	1988	3	54.5	283																											