

LOT 8  
IN OR 2193/1339  
JASMINE PLACE PB 5/43

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

2024

00-00-31-141J-0008-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| 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 Floor           | 13 LVT/LAMMT 80   |
| Interior Floor           | 15 HARDTILE 20    |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 3 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 2. 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       | 458              | 100         | 458          | 55,679               |
| APT       | 618              | 100         | 618          | 75,130               |
| FOP       | 21               | 30          | 6            | 729                  |
| FST       | 40               | 55          | 22           | 2,675                |
| HXB       | 458              | 100         | 458          | 55,679               |
| HXB       | 618              | 100         | 618          | 75,130               |
| HXP       | 21               | 30          | 6            | 729                  |
| HXU       | 40               | 55          | 22           | 2,675                |
| TOTALS    | 2,274            |             | 2,208        | 268,426              |

| EXTRA FEATURES |            |             |         |   |       |          |    |       |                |
|----------------|------------|-------------|---------|---|-------|----------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W     | UNITS    | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0810       | CONCRETE A  | 0       | 0 | 32 40 | 1,280.00 | SF | 6.50  | 6.50           |
| 2              | 0810       | CONCRETE A  | 0       | 0 | 8 12  | 96.00    | SF | 6.50  | 6.50           |
| 3              | 0810       | CONCRETE A  | 0       | 0 | 8 12  | 96.00    | SF | 6.50  | 6.50           |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000800   | C   | MULTI-FAM            | 0   | 0006 | MU-1     | 65.00 | 95.00 | 1.00        |

1 DUPLEX - 0% - 0

Heated Area: 2152

HX Base Yr

|                                 |  |  |  |  |  |  |  |  |  |
|---------------------------------|--|--|--|--|--|--|--|--|--|
| 15 JASMINE PL, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 4,736               |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000800   | C   | MULTI-FAM            | 0   | 0006 | MU-1     | 65.00 | 95.00 | 1.00        |

| NASSAU COUNTY PROPERTY    |  |  |           |          | PAGE 1 of 1 |  | 2 |
|---------------------------|--|--|-----------|----------|-------------|--|---|
| VALUATION SUMMARY         |  |  |           |          |             |  |   |
| VALUATION BY              |  |  |           | STANDARD |             |  |   |
| Tax Group: 2              |  |  | Tax Dist: |          |             |  |   |
| BUILDING MARKET VALUE     |  |  |           | 268,426  |             |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |           | 4,736    |             |  |   |
| TOTAL LAND VALUE - MARKET |  |  |           | 175,000  |             |  |   |
| TOTAL MARKET VALUE        |  |  |           | 448,162  |             |  |   |
| SOH/AGL Deduction         |  |  |           | 129,413  |             |  |   |
| ASSESSED VALUE            |  |  |           | 318,749  |             |  |   |
| TOTAL EXEMPTION VALUE     |  |  |           | 0        |             |  |   |
| BASE TAXABLE VALUE        |  |  |           | 318,749  |             |  |   |
| TOTAL JUST VALUE          |  |  |           | 448,162  |             |  |   |
| NCON VALUE                |  |  |           | 0        |             |  |   |
| INCOME VALUE              |  |  |           |          |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |           | 428,168  |             |  |   |
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| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
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| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
| HXU=[YR=1993] W4 HXB=[YR=1993] N8 W14 APT=[YR=1993] W14 S8<br>FST=[YR=1993] W4 S10 E4 N10\$ S10 W4 S19 FOP=[YR=1993] S3 E7<br>N3 W7\$ E7 S3 E8 N3 E3 N37\$ S37 E3 S3 E8 HXP=[YR=1993] E7 N3<br>W7 S3\$ N3 E7 N19 W4 N10\$ S10 E4 N10\$ PTR=N20 APT=[YR=1993]<br>N10 W4 N6 E4 N15 E14 HXB=[YR=1993] E14 S15 E4 S6 W4 S10 W14<br>N31\$ S31 W14\$ S20\$ . |  |  |  |  |  |  |  |  |  |