

LOT 9
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-0009-0000



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
BAS	534	100	534	60,351
FOP	24	30	7	791
FST	24	55	13	1,469
FUS	458	100	458	51,761
HXB	964	100	964	108,948
HXP	16	30	5	565
HXU	24	55	13	1,469
TOTALS	2,044		1,994	225,354

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	1,287.00	SF	6.50
2	0810	CONCRETE A	0	0	8	14	112.00	SF	6.50
3	0810	CONCRETE A	0	0	8	12	96.00	SF	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	74.00	95.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,994	110.9360	138.67	276,508	1986	1986	0	0	18.50	81.50
1 DUPLEX - 0% - 0 Heated Area: 1956 HX Base Yr											
17 JASMINE PL, FERNANDINA BEACH											
BLD DATE 03/25/2015 KK LGL DATE 03/19/2024 MLU XF DATE INC DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		225,354	
TOTAL MARKET OB/XF VALUE		4,810	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		405,164	
SOH/AGL Deduction		122,154	
ASSESSED VALUE		283,010	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		283,010	
TOTAL JUST VALUE		405,164	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,358	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090803	REROOF	4,000	06/24/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2193/1337	4/26/2018	WD	Q	I	05
GRANTOR: WIGGINS ROBERT L SR					
GRANTEE: JASMIN PLACE LLC					
1139/0561	5/22/2003	WD	Q	I	
GRANTOR: WILLIAMSON MARILYN P					
GRANTEE: WIGGINS ROBERT L SR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W4 BAS=[YR=1993] N9 W14 HXB=[YR=1993] W10 N3 W6 S3 W14 S15 HXU=[YR=1993] S6 E4 N6 W4\$ E4 S18 E8 HXP=[YR=1993] S4 E4 N4 W4\$ E4 S4 E7 N4 E7 N33\$ S33 E9 FOP=[YR=1993] S4 E6 N4 W6\$ E9 N18 W4 N6\$ S6 E4 N6\$ PTR=E20 FUS=[YR=1993] E14 S14 E4 S6 W4 S11 W14 N31\$ W20\$.									

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1	000800	C	MULTI-FAM	0	0006	MU-1	74.00	95.00	1.00