

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

00-00-31-1430-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms4 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

BUD8 Adjustme02DIST FB 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0800MULTI-FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1026.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

APT1,1241001,124130,310

HXB1,1241001,124130,310

TOTALS2,2482,248260,620

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A001010100.00SF6.506.5010019881988354.5354

20810CONCRETE A001010100.00SF6.506.5010019881988354.5354

30810CONCRETE A0000755.00SF6.506.5010019881988354.52,675

40940SHEDS/PORT001212144.00SF30.0030.0010019881988320864

50810CONCRETE A0000755.00SF6.506.5010019881988354.52,675

60811CONCRETE B0000630.00SF5.205.20100201520153953,112

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000800CMULTI-FAM00006R-173.00141.001.00UT1.001.001.00125,000.00125,000.00125,000

REVIEW DATE06/06/2024BYKBA

Total Acres: 0.00Total Land Value: 125,000Market: 0Agricultural: 0Common: 125,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

2700012,248109.7600137.20308,426198819920015.5084.50

1 DUPLEX - 0% - 0Heated Area: 2248HX Base Yr

2626374637881818

HXB1993APT1993

BLD DATEXF DATELNC DATELGL DELAND DATEAG DATE03/19/2024MLU

2733 JASMINE STA&B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE260,620

TOTAL MARKET OB/XF VALUE10,034

TOTAL LAND VALUE - MARKET125,000

TOTAL MARKET VALUE395,654

SOH/AGL Deduction133,476

ASSESSED VALUE262,178

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE262,178

TOTAL JUST VALUE395,654

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE360,450

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

1837/07701/23/2013WDUI11100

GRANTOR: LONG H VERNON & MARYL

GRANTEE: SHORELINE RENTAL IN

1586/08709/23/2008QCUI01100

GRANTOR: LONG H VERNON

GRANTEE: LONG H VERNON REVOC

BUILDING NOTES

BUILDING DIMENSIONS

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