

BLOCK 213 E100 FT OF S82 FT OF
LOT 6
IN OR 2536/09

TMGMMM LLC
96972 BLACKROCK RD
YULEE, FL 32097

2024

00-00-31-1800-0213-0062



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	19 COMMON BRK 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD4 Adjustme	03 . 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1009.00
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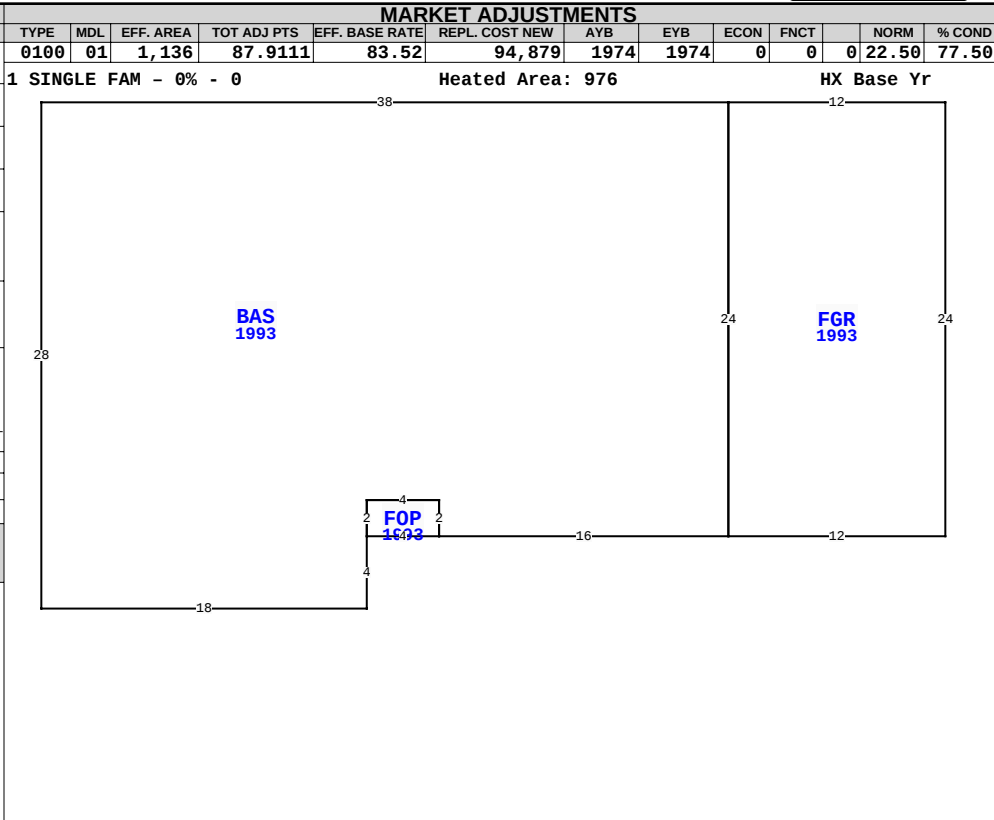
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	976	63,175
FGR	288	55	158	10,227
FOP	8	30	2	129

TOTALS	1,272	1,136	73,531
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	13	10	540.00	SF	6.50
2	0810	CONCRETE A	0	0	19	3	57.00	SF	6.50
3	0810	CONCRETE A	0	0	41	10	410.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	R-2	82.00	100.00	82.00

REVIEW DATE	05/12/2019	BY	KBA
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1131 JASMINE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	73,531		
TOTAL MARKET OB/XF VALUE	3,610		
TOTAL LAND VALUE - MARKET	180,400		
TOTAL MARKET VALUE	257,541		
SOH/AGL Deduction	11,936		
ASSESSED VALUE	245,605		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	245,605		
TOTAL JUST VALUE	257,541		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	237,796		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121847	H/AC	2,500	09/06/2012
4412	REPAIR & RE-ROOF	2,100	07/27/1987
1268	REPAIRS	0	09/09/1980

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2536/0009	9/09/2021	WD	U	I	11
GRANTOR: MITCHELL GLYNN B & LO					
GRANTEE: TMGMMM LLC					
1813/0616	9/05/2012	WD	Q	I	02
GRANTOR: HAYES LORENZO J					
GRANTEE: MITCHELL GLYNN B &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W38 S28 E18 N4 FOP=[YR=1993] E4 N2 W4S2\$ N2 E4 S2 E16 FGR=[YR=1993] E12 N24 W12S24\$ N24\$.									

TOTAL OB/XF									
3,610									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	R-2	82.00	100.00	82.00

Market:	0	Agricultural:	0	Common:	180,400
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PRINTED 08/06/2024 BY SYS