BLOCK 233 S82 FT OF E100 FT
OF LOT 6
IN OR 2536/4

TMGMMM LLC
96972 BLACKROCK RD
YULEE, FL 32097

2024

00-00-31-1800-0233-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

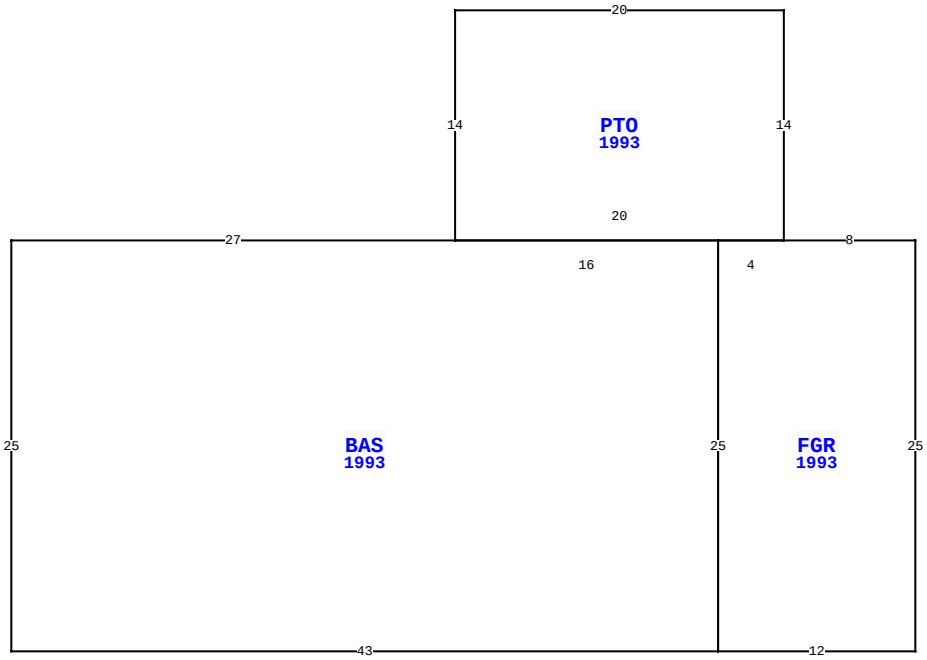
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100	1,075	89,199
FGR	300	55	165	13,691
PTO	280	5	14	1,162
TOTALS	1,655		1,254	104,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,254	109.7668	104.28	130,767	1977	1985	0	0	0	20.43	79.57

1 SINGLE FAM – 0% - 0 Heated Area: 1075 HX Base Yr



1229 JASMINE ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	104,051
TOTAL MARKET OB/XF VALUE	1,077
TOTAL LAND VALUE - MARKET	180,400
TOTAL MARKET VALUE	285,528
SOH/AGL Deduction	5,938
ASSESSED VALUE	279,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,590
TOTAL JUST VALUE	285,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100830	H/AC	2,500	05/18/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2536/0004	9/09/2021	QC	U	I	11	100
GRANTOR: MITCHELL GLYNN						
GRANTEE: TMGMMM LLC						
1832/0869	9/26/2012	QC	U	I	11	100
GRANTOR: MITCHELL KENNETH L &						
GRANTEE: MITCHELL GLYNN						

BUILDING NOTES

EXTRA FEATURES

LN	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	52	10	520.00	SF	6.50	6.50	100	1977	1977	3	28	946	
2	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	1977	1977	3	28	131	

BUILDING DIMENSIONS

FGR=[YR=1993] W8 PTO=[YR=1993] N14W20S14 BAS=[YR=1993] W27S25E43N25W16$ E20$ W4S25E12N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,077

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006	R-2	82.00	100.00	82.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	180,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,400 Market: 0 Agricultural: 0 Common: 180,400 PRINTED 08/06/2024 BY SYS