LOT 1
IN OR 1132/688
JASMINE PLACE PB 5/43

BERRY PATRICK & SUSANNE
2804 KIMBERLY ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-141J-0001-0000**

## BUILDING CHARACTERISTICS

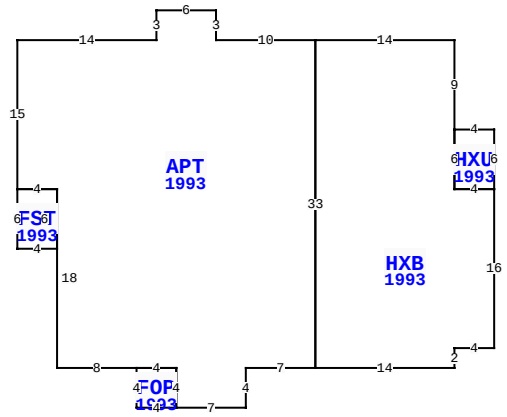
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 60 |
| Exterior Wall | 12 | CEDAR 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 |
| NEIGHBORHOOD/LOC | 1026.00 | |

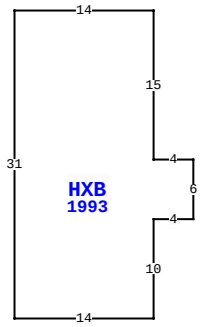
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| APT | 964 | 100 | 1993 | 964 | 117,169 |
| FOP | 16 | 30 | 1993 | 5 | 608 |
| FST | 24 | 55 | 1993 | 13 | 1,580 |
| HXB | 458 | 100 | 1993 | 458 | 55,668 |
| HXB | 526 | 100 | 1993 | 526 | 63,932 |
| HXU | 24 | 55 | 1993 | 13 | 1,580 |
| TOTALS | 2,012 | | | 1,979 | 240,538 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 1,979 | 110.9360 | 146.44 | 289,805 | 1984 | 1990 | 0 | 0 | 0 | 17.00 | 83.00 |

1 DUPLEX – 0% - 0 Heated Area: 1948 HX Base Yr




1 JASMINE PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 240,538 |
| TOTAL MARKET OB/XF VALUE | 4,517 |
| TOTAL LAND VALUE - MARKET | 175,000 |
| TOTAL MARKET VALUE | 420,055 |
| SOH/AGL Deduction | 134,503 |
| ASSESSED VALUE | 285,552 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 285,552 |
| TOTAL JUST VALUE | 420,055 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 408,928 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20120188 | REROOF | 4,000 | 02/06/2012 |
| 20062119 | DEMOLITION | 0 | 09/15/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1132/0688 | 4/24/2003 | WD | Q | I | | 165,000 |
| GRANTOR: WILLIAMSON MARILYN P | | | | | | |
| GRANTEE: BERRY PATRICK & SUS | | | | | | |
| 0754/1525 | 3/22/1996 | WD | Q | I | | 95,000 |
| GRANTOR: MURPHY DONALD L & CYN | | | | | | |
| GRANTEE: WILLIAMSON MARILYN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

HXU=[YR=1993] W4 HXB=[YR=1993] N9 W14 APT=[YR=1993] W10 N3 W6 S3 W14 S15 FST=[YR=1993] S6 E4 N6 W4$ E4 S18 E8 FOP=[YR=1993] S4 E4 N4 W4$ E4 S4 E7 N4 E7 N33$ S33 E14 N2 E4 N16 W4 N6$ S6 E4 N6$ PTR=E25 HXB=[YR=1993] E14 S15 E4 S6 W4 S10 W14 N31$ W25$ .

## 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 | 0 | 0 | 794.00 | SF | 6.50 | 6.50 | 100 | 1984 | 1984 | 3 | 41 | 2,116 | |
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1984 | 1984 | 3 | 54 | 1,890 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 8 | 10 | 80.00 | SF | 6.50 | 6.50 | 100 | 1984 | 1984 | 3 | 41 | 213 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 8 | 10 | 80.00 | SF | 6.50 | 6.50 | 100 | 1984 | 1984 | 3 | 41 | 213 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 4 | 8 | 32.00 | SF | 6.50 | 6.50 | 100 | 1984 | 1984 | 3 | 41 | 85 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,517

| 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 | 000800 | C | MULTI-FAMILY | 0 | 0006 | MU-1 | 74.00 | 95.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 175,000.00 | 175,000.00 | 175,000 | | | | | | | |

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS