

LOT 3
IN OR 832/1081
JASMINE PLACE PB 5/43

HILL ERNEST R/DIMITROV LINDA
1726 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2025

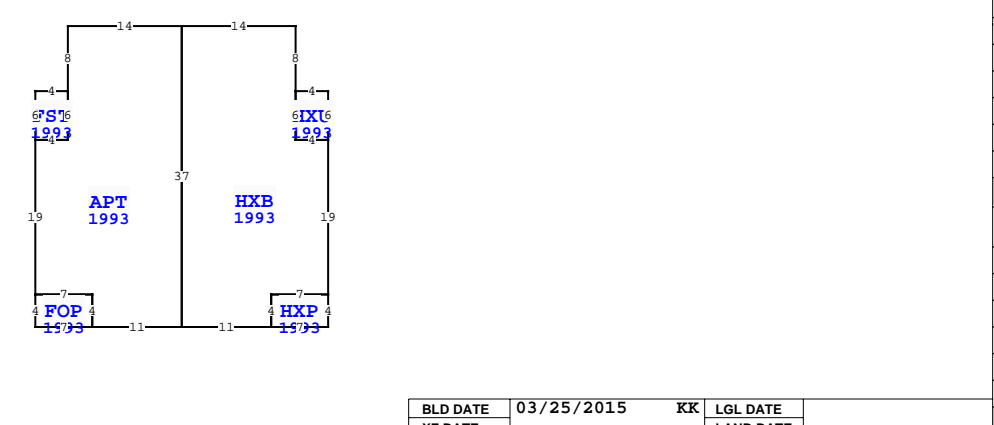
00-00-31-141J-0003-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	16 WD FR STUC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2700	01	2,122	108.7800	143.59	304,698	1989	1995	0	0	14.25	85.75	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			261,279
TOTAL MARKET OB/XF VALUE			12,365
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			448,644
SOH/AGL Deduction			129,165
ASSESSED VALUE			319,479
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			319,479
TOTAL JUST VALUE			448,644
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			436,931

Quality					
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	458	100	1993	458	56,393
APT	582	100	1993	582	71,660
FOP	28	30	1993	8	985
FST	24	55	1993	13	1,601
HXB	458	100	1993	458	56,393
HXB	582	100	1993	582	71,660
HXP	28	30	1993	8	985
HXU	24	55	1993	13	1,601
TOTALS	2,184			2,122	261,279



PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091344	REMODEL	2,000	10/02/2009
20081314	REPAIR/RRF	5,000	08/20/2008
20061521	DEMOLITION	1,000	06/29/2006
19990590	SWIM POOL	12,500	06/08/1999
1006	H/AC	4,200	12/27/1988
2298	NEW CONSTR	2,600	12/27/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0832/1081	5/05/1998	WD	Q	I		123,000
GRANTOR: WILLIAMSON MARILYN P						
GRANTEE: HILL ERNEST R & LIN						
0736/1034	8/15/1995	WD	Q	I	05	300,000
GRANTOR: HUMIR INC & J C BOATR						
GRANTEE: WILLIAMSON MARILYN						

EXTRA FEATURES																
L N	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	578.00	SF	6.50	6.50	100	1989	1989	3	54.5	2,048	
2	0810	CONCRETE A	0	0	10	80.00	SF	6.50	6.50	100	1989	1989	3	54.5	283	
3	0810	CONCRETE A	0	0	0	578.00	SF	6.50	6.50	100	1989	1989	3	54.5	2,048	
4	0845	KOOL DECK	0	0	0	590.00	SF	7.25	7.25	100	2000	2000	3	77	3,294	
5	0861	POOL GUNIT	0	0	20	240.00	SF	85.00	85.00	100	2000	2000	3	23	4,692	
TOTALS													12,365			

BUILDING NOTES												
5 JASMINE PL, FERNANDINA BEACH												
BLD DATE 03/25/2015 KK LGL DATE												
XF DATE LAND DATE												
INC DATE AG DATE												
BUILDING DIMENSIONS												
HXU=[YR=1993] W4 HXB=[YR=1993] N8 W14 APT=[YR=1993] W14 S8 FST=[YR=1993] W4 S6 E4 N6\$ S6 W4 S19 FOP=[YR=1993] S4 E7 N4 W7\$ E7 S4 E11 N37\$ S37 E11 HXP=[YR=1993] E7 N4 W7 S4\$ N4 E7 N19 W4 N6\$ S6 E4 N6\$ PTR=N20 APT=[YR=1993] N11 W4 N6 E4 N14 E14 HXB=[YR=1993] E14 S14 E4 S6 W4 S11 W14 N31\$ S31 W14\$ S20\$												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	65.00	95.00	1.00	UT		1.00	1.00	1.00	175,000.00	175,000.00	175,000								