LOT 6
IN OR 2189/425
JASMINE PLACE PB 5/43

WEBER RACHELLE J
225 DIVISION STREET
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-141J-0006-0000**

## 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 | | 3.5 100 |
| 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 |

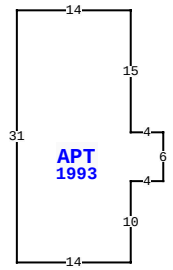
| | | | |
|---|---|---|---|
| DOR CODE | 0800 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1026.00 | | |

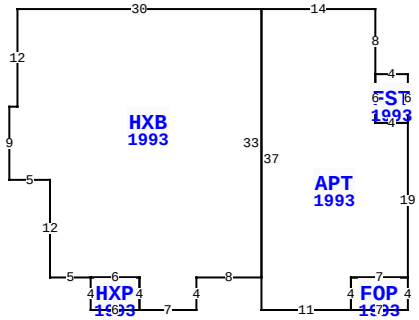
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| APT | 458 | 100 | 1993 | 458 | 57,345 |
| APT | 582 | 100 | 1993 | 582 | 72,870 |
| FOP | 28 | 30 | 1993 | 8 | 1,002 |
| FST | 24 | 55 | 1993 | 13 | 1,628 |
| HXB | 979 | 100 | 1993 | 979 | 122,577 |
| HXP | 24 | 30 | 1993 | 7 | 876 |
| TOTALS | 2,095 | | | 2,047 | 256,297 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 2,047 | 110.9360 | 146.44 | 299,763 | 1988 | 1995 | 0 | 0 | 0 | 14.50 | 85.50 |

1 DUPLEX – 0% - 0 Heated Area: 2019 HX Base Yr




11 JASMINE PL, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 256,297 |
| TOTAL MARKET OB/XF VALUE | 4,177 |
| TOTAL LAND VALUE - MARKET | 175,000 |
| TOTAL MARKET VALUE | 435,474 |
| SOH/AGL Deduction | 77,097 |
| ASSESSED VALUE | 358,377 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 358,377 |
| TOTAL JUST VALUE | 435,474 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 423,495 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20111615 | OTHER | 500 | 09/14/2011 |
| 20071532 | RE-ROOF | 6,152 | 08/16/2007 |
| 4964 | NEW CONSTR | 67,935 | 08/03/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2189/0425 | 4/09/2018 | WD | Q | I | 01 | 293,000 |
| GRANTOR: HEISLER BRUCE & PHYLL | | | | | | |
| GRANTEE: WEBER RACHELLE J | | | | | | |
| 1442/0437 | 9/05/2006 | WD | Q | I | | 275,000 |
| GRANTOR: WILLIAMSON MARILYN P | | | | | | |
| GRANTEE: HEISLER BRUCE & PHY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W4 APT=[YR=1993] N8 W14 HXB=[YR=1993] W30 S12 W1 S9 E5 S12 E5 HXP=[YR=1993] S4 E6 N4 W6$ E6 S4 E7 N4 E8 N33$ S37 E11 FOP=[YR=1993] E7 N4 W7 S4$ N4 E7 N19 W4 N6$ S6 E4 N6$ PTR=N20 APT=[YR=1993] N31 E14 S15 E4 S6 W4 S10 W14$ S20$ .

## 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 | 32 | 18 | 576.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 52 | 1,947 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 26 | 18 | 468.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 52 | 1,582 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 12 | 8 | 96.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 52 | 324 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 8 | 12 | 96.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 52 | 324 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,177

| 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 | 75.00 | 100.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 175,000.00 | 175,000.00 | 175,000 | | | | | | | |

REVIEW DATE 05/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS