

LOT 7
IN OR 1207/1000
JASMINE PLACE PB 5/43

SEABROOKE NANCY B
96607 CAYMAN CR
FERNANDINA BEACH, FL 32034

2025

00-00-31-141J-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 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
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NEIGHBORHOOD/LOC	1026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	458	100	1993	458	58,420
APT	582	100	1993	582	74,237
FOP	28	30	1993	8	1,020
FST	24	55	1993	13	1,658
HXB	458	100	1993	458	58,420
HXB	582	100	1993	582	74,237
HXP	28	30	1993	8	1,020
HXU	24	55	1993	13	1,658

TOTALS	2,184			2,122	270,670
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	8	12	96.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	8	12	96.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	0	0	1,138.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	0	0	88.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	0	4	8	32.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	0	0	0	110.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAMILY	0	0006	MU-1	65.00	95.00	1.00	UT	

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	116.4240	153.68	326,109	1988	1990	0	0	0 17.00	83.00
1 DUPLEX - 0% - 0											
Heated Area: 2080											
HX Base Yr											

13 JASMINE PL, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
96.00	SF	6.50	6.50	100	1988	1988	3	52	324		
96.00	SF	6.50	6.50	100	1988	1988	3	52	324		
1,138.00	SF	6.50	6.50	100	1988	1988	3	52	3,846		
88.00	SF	6.50	6.50	100	2000	2000	3	77	440		
32.00	SF	6.50	6.50	100	1988	1988	3	52	108		
110.00	SF	6.50	6.50	100	2003	2003	3	82	586		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		270,670	
TOTAL MARKET OB/XF VALUE		5,628	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		451,298	
SOH/AGL Deduction		139,064	
ASSESSED VALUE		312,234	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		312,234	
TOTAL JUST VALUE		451,298	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		438,730	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4967	NEW CONSTR	69,020	08/05/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1207/1000	2/11/2004	WD	Q	I		170,000	
GRANTOR: BLOCKER JEANNIE							
GRANTEE: SEABROOKE NANCY B							
0852/0478	10/13/1998	QC	Q	I	06	100	
GRANTOR: GREENE EDWARD J JR							
GRANTEE: BLOCKER JEANNIE							

BUILDING NOTES											
BUILDING DIMENSIONS											
HXB=[YR=1993] 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 HXU=[YR=1993] N6 W4 S6 E4 \$ W4 N14 \$ PTR= E15 APT=[YR=1993] E14 HXB=[YR=1993] E14 S15 E4 S6 W4 S10 W14 N31 \$ S31 W14 N10 W4 N6 E4 N15 \$ W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAMILY	0	0006	MU-1	65.00	95.00	1.00	UT	