

LOT 9
IN OR 2193/1337
JASMINE PLACE PB 5/43

JASMIN PLACE LLC
853 ATLANTIC VIEW DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-141J-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structure	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
BAS	534	100	1993	534	63,341
FOP	24	30	1993	7	830
FST	24	55	1993	13	1,542
FUS	458	100	1993	458	54,327
HXB	964	100	1993	964	114,346
HXP	16	30	1993	5	593
HXU	24	55	1993	13	1,542
TOTALS	2,044			1,994	236,521

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	0	0	1,287.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	8	14	112.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	8	12	96.00	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	74.00	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	1,994	110.9360	146.44	292,001	1986	1986	0	0	19.00	81.00
1 DUPLEX - 0% - 0											
Heated Area: 1956											
HX Base Yr											
BLD DATE	03/25/2015					KK	LGL DATE				
XF DATE							LAND DATE	03/19/2024			
INC DATE							AG DATE				

17 JASMINE PL, FERNANDINA BEACH											
TOTAL OB/XF 4,567											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		236,521	
TOTAL MARKET OB/XF VALUE		4,567	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		416,088	
SOH/AGL Deduction		104,777	
ASSESSED VALUE		311,311	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		311,311	
TOTAL JUST VALUE		416,088	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		405,164	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090803	REROOF	4,000	06/24/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/1337	4/26/2018	WD	Q	I	05	385,000
GRANTOR: WIGGINS ROBERT L SR						
GRANTEE: JASMIN PLACE LLC						
1139/0561	5/22/2003	WD	Q	I		320,000
GRANTOR: WILLIAMSON MARILYN P						
GRANTEE: WIGGINS ROBERT L SR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W4 BAS=[YR=1993] N9 W14 HXB=[YR=1993] W10 N3 W6 S3 W14 S15 HXU=[YR=1993] S6 E4 N6 W4\$ E4 S18 E8 HXP=[YR=1993] S4 E4 N4 W4\$ E4 S4 E7 N4 E7 N33\$ S33 E9 FOP=[YR=1993] S4 E6 N4 W6\$ E9 N18 W4 N6\$ S6 E4 N6\$ PTR=E20 FUS=[YR=1993] E14 S14 E4 S6 W4 S11 W14 N31\$ W20\$.											