LOT 2
PT OR 1837/770
LESLIE COURT PB 5/63

KNIGHT PHILLIP & CHRISTIE
350 POTTERS MILL TRL
PONTE VEDRA, FL 32081

2025

00-00-31-1430-0002-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

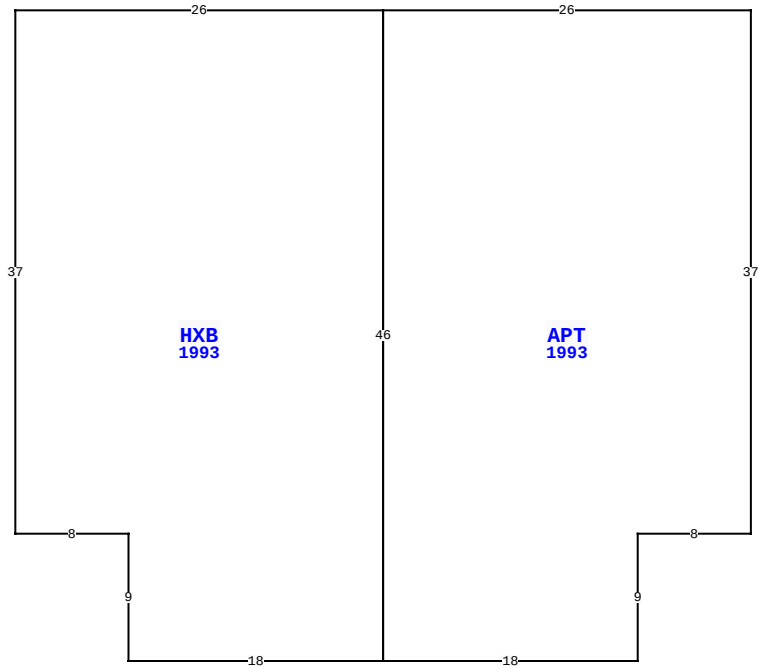
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,124	100	1993	1,124	136,790
HXB	1,124	100	1993	1,124	136,790
TOTALS	2,248			2,248	273,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,248	109.7600	144.88	325,690	1988	1992	0	0	0	16.00	84.00

1 DUPLEX – 0% - 2025 Heated Area: 2248 HX Base Yr



1733 JASMINE ST A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	273,580
TOTAL MARKET OB/XF VALUE	9,756
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	408,336
SOH/AGL Deduction	0
ASSESSED VALUE	408,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	408,336
TOTAL JUST VALUE	408,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070504	REROOF W/30YR ARC	6,800	03/28/2007
20020399	H/AC	0	03/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2743/1866	10/16/2024	SW	Q	I	05	1,750,000
GRANTOR: SHORELINE RENTAL INVE						
GRANTEE: KNIGHT PHILLIP & CH						
1837/0770	1/23/2013	WD	U	I	11	100
GRANTOR: LONG H VERNON & MARYL						
GRANTEE: SHORELINE RENTAL IN						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W26 HXB=[YR=1993] W26 S37 E8 S9 E18 N46$ S46 E18 N9 E8 N37 $.

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	10	10	100.00	SF	6.50	6.50	100	1988	1988	3	52	338	
2	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1988	1988	3	52	338	
3	0810	CONCRETE A	0	0	0	0	755.00	SF	6.50	6.50	100	1988	1988	3	52	2,552	
4	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1988	1988	3	20	864	
5	0810	CONCRETE A	0	0	0	0	755.00	SF	6.50	6.50	100	1988	1988	3	52	2,552	
6	0811	CONCRETE B	0	0	0	0	630.00	SF	5.20	5.20	100	2015	2015	3	95	3,112	

LAND DESCRIPTION

TOTAL OB/XF 9,756

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	R-1	73.00	141.00	1.00	UT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS