BLOCK 213 E100 FT OF S82 FT OF
LOT 6
IN OR 2536/09

TMGMMM LLC
96972 BLACKROCK RD
YULEE, FL 32097

2025

00-00-31-1800-0213-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

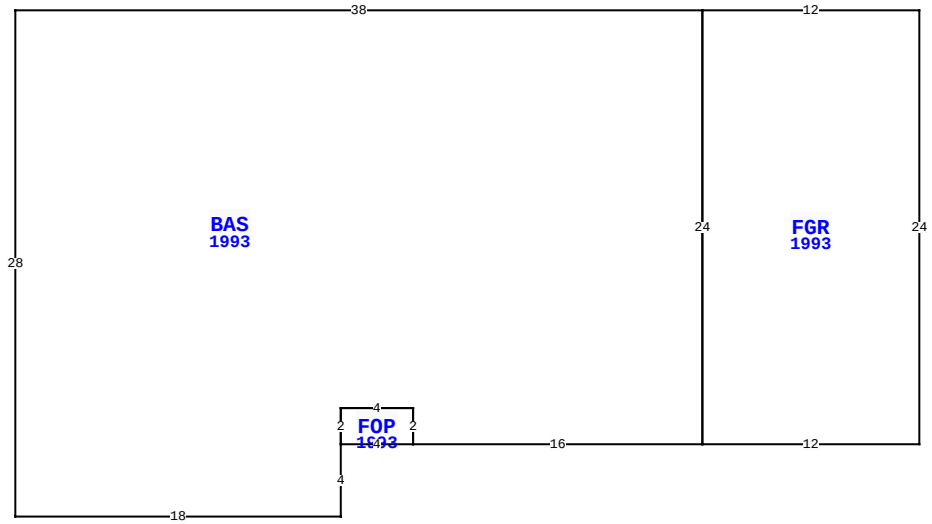
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	03	. 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	1993	976	66,238
FGR	288	55	1993	158	10,723
FOP	8	30	1993	2	136
TOTALS	1,272			1,136	77,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,136	87.9111	87.91	99,866	1974	1974	0	0	0	22.80	77.20

1 SINGLE FAM – 0% - 0 Heated Area: 976 HX Base Yr



1131 JASMINE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	77,097
TOTAL MARKET OB/XF VALUE	3,544
TOTAL LAND VALUE - MARKET	221,400
TOTAL MARKET VALUE	302,041
SOH/AGL Deduction	31,876
ASSESSED VALUE	270,165
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,165
TOTAL JUST VALUE	302,041
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121847	H/AC	2,500	09/06/2012
4412	REPAIR & RE-ROOF	2,100	07/27/1987
1268	REPAIRS	0	09/09/1980

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2536/0009	9/09/2021	WD	U	I	11	100
GRANTOR: MITCHELL GLYNN B & LO						
GRANTEE: TMGMMM LLC						
1813/0616	9/05/2012	WD	Q	I	02	50,000
GRANTOR: HAYES LORENZO J						
GRANTEE: MITCHELL GLYNN B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S28 E18 N4 FOP=[YR=1993] E4 N2 W4S2$ N2 E4 S2 E16 FGR=[YR=1993] E12 N24 W12S24$ N24$.

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	13	10	540.00	SF	6.50	6.50	100	1974	1974	3	24	842	
2	0810	CONCRETE A	0	0	19	3	57.00	SF	6.50	6.50	100	2009	2009	3	89	330	
3	0810	CONCRETE A	0	0	41	10	410.00	SF	6.50	6.50	100	2009	2009	3	89	2,372	

LAND DESCRIPTION

TOTAL OB/XF 3,544

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	000100	C	RES	0	0006	R-2	82.00	100.00	82.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	221,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 221,400 Market: 0 Agricultural: 0 Common: 221,400 PRINTED 07/30/2025 BY SYS