BLOCK 213 E100 FT OF W130 FT
OF S82 FT OF LOT 6
IN OR 1044/1148

BAKER DONELL F SR
1127 JASMINE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0213-0064

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

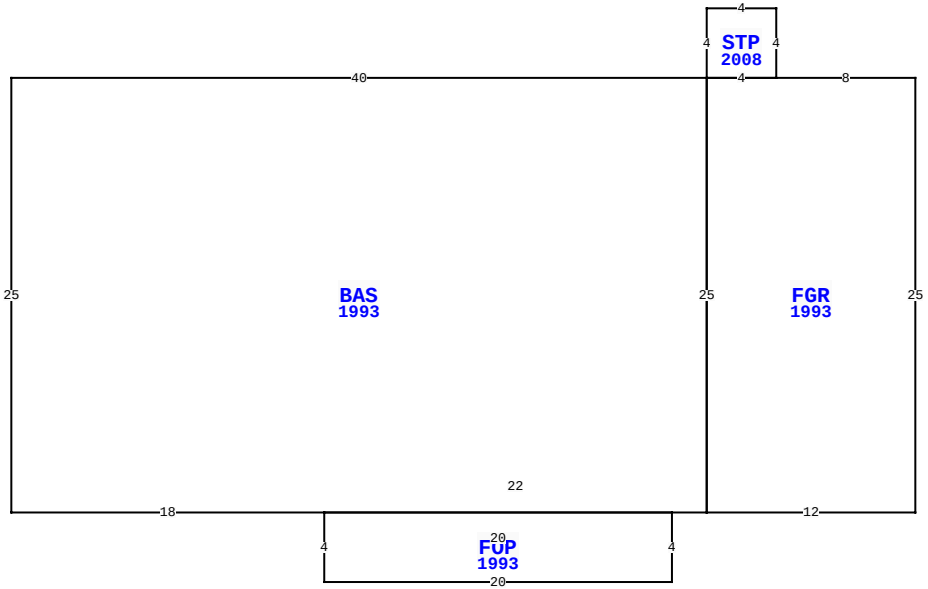
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	86,248
FGR	300	55	1993	165	14,231
FOP	80	30	1993	24	2,070
STP	16	10	2008	2	172
TOTALS	1,396			1,191	102,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,191	107.1448	107.14	127,604	1974	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1000 HX Base Yr



1127 JASMINE ST, FERNANDINA BEACH

BLD DATE	03/27/2014 KK	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		102,721
TOTAL MARKET OB/XF VALUE		817
TOTAL LAND VALUE - MARKET		221,400
TOTAL MARKET VALUE		324,938
SOH/AGL Deduction		51,186
ASSESSED VALUE		273,752
TOTAL EXEMPTION VALUE	13	273,752
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		324,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120473	XFOB	0	03/22/2012
20052760	REPAIR/RRF	2,000	09/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1044/1148	3/20/2002	WD	Q	I	06	100
GRANTOR: TURNER LOTONIA						
GRANTEE: BAKER DONELL F SR						
0536/0023	2/02/1988	WD	Q	I		35,000
GRANTOR: MULLIS EULA						
GRANTEE: BAKER DONELL & L M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W8 STP=[YR=2008] N4W4S4E4$W4 BAS=[YR=1993] W40 S25 E18 FOP=[YR=1993] S4 E20N4W20$ E22N25$S25E12N25$.

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	100	47	10	470.00	SF	6.50	6.50	100	1974	1974	3	24	733	
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1974	1974	3	24	84	

LAND DESCRIPTION

TOTAL OB/XF 817

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	100	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 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 221,400 Market: 0 Agricultural: 0 Common: 221,400 PRINTED 07/30/2025 BY SYS