LOT 1
IN OR 1132/688
JASMINE PLACE PB 5/43

BERRY PATRICK & SUSANNE
2804 KIMBERLY ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-141J-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
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		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

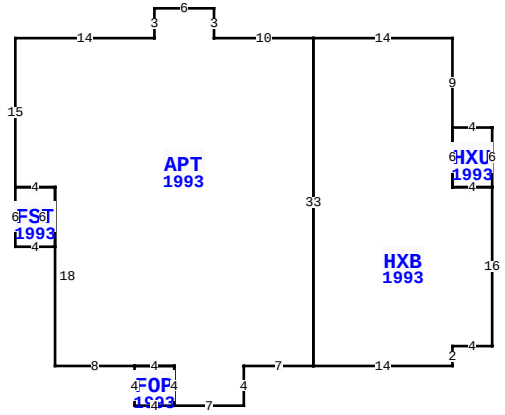
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1026.00		

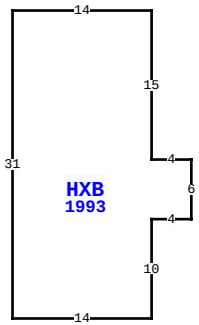
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	964	100	1993	964	122,635
FOP	16	30	1993	5	636
FST	24	55	1993	13	1,654
HXB	458	100	1993	458	58,265
HXB	526	100	1993	526	66,915
HXU	24	55	1993	13	1,654
TOTALS	2,012			1,979	251,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,979	110.9360	154.20	305,162	1984	1990	0	0	0	17.50	82.50

1 DUPLEX 0% - 0 Heated Area: 1948 HX Base Yr





1 JASMINE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	251,759
TOTAL MARKET OB/XF VALUE	1,803
TOTAL LAND VALUE - MARKET	185,000
TOTAL MARKET VALUE	438,562
SOH/AGL Deduction	124,455
ASSESSED VALUE	314,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,107
TOTAL JUST VALUE	438,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120188	REROOF	4,000	02/06/2012
20062119	DEMOLITION	0	09/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1132/0688	4/24/2003	WD	Q	I		165,000
GRANTOR: WILLIAMSON MARILYN P						
GRANTEE: BERRY PATRICK & SUS						
0754/1525	3/22/1996	WD	Q	I		95,000
GRANTOR: MURPHY DONALD L & CYN						
GRANTEE: WILLIAMSON MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

HXU=[YR=1993] W4 HXB=[YR=1993] N9 W14 APT=[YR=1993] W10 N3 W6 S3 W14 S15 FST=[YR=1993] S6 E4 N6 W4$ E4 S18 E8 FOP=[YR=1993] S4 E4 N4 W4$ E4 S4 E7 N4 E7 N33$ S33 E14 N2 E4 N16 W4 N6$ S6 E4 N6$ PTR=E25 HXB=[YR=1993] E14 S15 E4 S6 W4 S10 W14 N31$ W25$.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 1,803

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	MU-1	74.00	95.00	1.00	UT		1.00	1.00	1.00	185,000.00	185,000.00	185,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 07/09/2026 BY SYS