LOT 2
IN OR 2193/1337
JASMINE PLACE PB 5/43

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

2026

00-00-31-141J-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

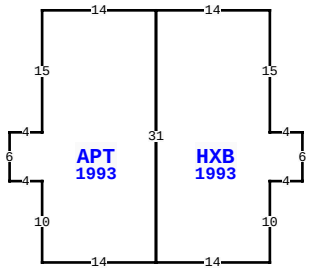
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1026.00		

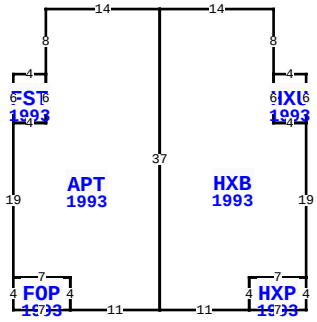
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	458	100	1993	458	59,185
APT	582	100	1993	582	75,210
FOP	28	30	1993	8	1,033
FST	24	55	1993	13	1,680
HXB	458	100	1993	458	59,185
HXB	582	100	1993	582	75,210
HXP	28	30	1993	8	1,033
HXU	24	55	1993	13	1,680
TOTALS	2,184			2,122	274,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,122	114.0720	158.56	336,464	1988	1988	0	0	0	18.50	81.50

1 DUPLEX 0% - 0 Heated Area: 2080 HX Base Yr





3 JASMINE PL, FERNANDINA BEACH

BLD DATE	03/25/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/04/2026 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	274,218
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	185,000
TOTAL MARKET VALUE	459,218
SOH/AGL Deduction	90,978
ASSESSED VALUE	368,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,240
TOTAL JUST VALUE	459,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	441,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2276	NEW CONSTR	2,600	12/07/1988
997	H/AC	4,300	12/07/1988
1283	NEW CONSTR	4,100	11/11/1988
5059	NEW CONSTR	69,020	10/19/1988

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

BUILDING DIMENSIONS

HXU=[YR=1993] W4 HXB=[YR=1993] N8 W14 APT=[YR=1993] W14 S8 FST=[YR=1993] W4 S6 E4 N6$ S6 W4 S19 FOP=[YR=1993] S4 E7 N4 W7$ E7 S4 E11 N37$ S37 E11 HXP=[YR=1993] E7 N4 W7 S4$ N4 E7 N19 W4 N6$ S6 E4 N6$ PTR=N20 APT=[YR=1993] N10 W4 N6 E4 N15 E14 HXB=[YR=1993] E14 S15 E4 S6 W4 S10 W14 N31$ S31 W14$ S20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	65.00	95.00	1.00	UT		1.00	1.00	1.00	185,000.00	185,000.00	185,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 07/09/2026 BY SYS