LOT 4
JASMINE PLACE PB 5/43

CANTERBURY REBEKAH JOHNSEN & TIMOTHY SETH
7 JASMINE PL
FERNANDINA BEACH, FL 32034

2026

00-00-31-141J-0004-0000

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		3.5 100
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

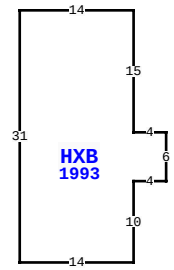
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1026.00

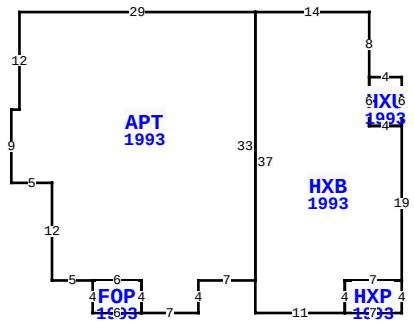
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	946	100	1993	946	125,086
FOP	24	30	1993	7	926
HXB	458	100	1993	458	60,559
HXB	582	100	1993	582	76,956
HXP	28	30	1993	8	1,057
HXU	24	55	1993	13	1,719
TOTALS	2,062			2,014	266,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,014	111.9160	155.56	313,298	1989	1995	0	0	0	15.00	85.00

1 DUPLEX 0% - 0 Heated Area: 1986 HX Base Yr





7 JASMINE PL, FERNANDINA BEACH

BLD DATE	03/27/2014 KK	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	266,303
TOTAL MARKET OB/XF VALUE	151
TOTAL LAND VALUE - MARKET	185,000
TOTAL MARKET VALUE	451,454
SOH/AGL Deduction	21,619
ASSESSED VALUE	429,835
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	429,835
TOTAL JUST VALUE	451,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	433,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110330	REPAIR/RRF	2,000	03/08/2011
20110317	REPAIR/RRF	2,000	03/07/2011
1016	H/AC	4,300	01/06/1989
2304	NEW CONSTR	2,600	01/06/1989
1300	NEW CONSTR	2,800	12/14/1988
5061	NEW CONSTR	67,935	10/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2861/0888	4/09/2026	WD	Q	I	01	545,000
GRANTOR: DELANEY KATHERINE LOU						
GRANTEE: CANTERBURY REBEKAH						
2312/1446	10/16/2019	WD	Q	I	01	322,000
GRANTOR: WATKINS RUTH C						
GRANTEE: DELANEY KATHERINE L						

BUILDING NOTES

BUILDING DIMENSIONS

HXU=[YR=1993] W4 HXB=[YR=1993] N8 W14 APT=[YR=1993] W29 S12 W1 S9 E5 S12 E5 FOP=[YR=1993] S4 E6 N4 W6$ E6 S4 E7 N4 E7 N33$ S37 E11 HXP=[YR=1993] E7 N4 W7 S4$ N4 E7 N19 W4 N6$ S6 E4 N6$ PTR=N20 HXB=[YR=1993] N31 E14 S15 E4 S6 W4 S10 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
5	0940	SHEDS/PORT	0	0	3	7	21.00	SF	30.00	30.00	100	2007	2007	3	24	151	

LAND DESCRIPTION

TOTAL OB/XF 151

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	75.00	100.00	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