LOT 8
IN OR 2193/1339
JASMINE PLACE PB 5/43

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

2026

00-00-31-141J-0008-0000

BUILDING CHARACTERISTICS

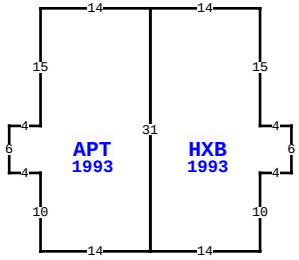
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	

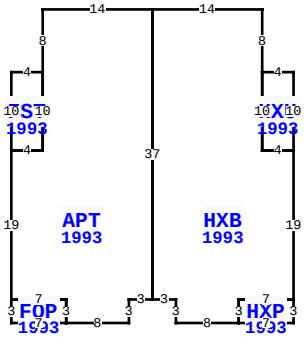
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	458	100	1993	458	61,198
APT	618	100	1993	618	82,578
FOP	21	30	1993	6	802
FST	40	55	1993	22	2,939
HXB	458	100	1993	458	61,198
HXB	618	100	1993	618	82,578
HXP	21	30	1993	6	802
HXU	40	55	1993	22	2,939
TOTALS	2,274			2,208	295,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,208	113.0920	157.20	347,098	1986	1995	0	0	0	15.00	85.00

1 DUPLEX 0% - 0 Heated Area: 2152 HX Base Yr





15 JASMINE PL, FERNANDINA BEACH

BLD DATE		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	295,033
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	185,000
TOTAL MARKET VALUE	480,033
SOH/AGL Deduction	94,347
ASSESSED VALUE	385,686
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,686
TOTAL JUST VALUE	480,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121193	RE-ROOF 15 & 16	5,000	06/20/2012
20121100	RE-PLUMB BOTH UNI	1,000	06/12/2012
20040113	REMODEL	1,000	01/22/2004
20040104	REMODEL	1,000	01/21/2004
20040055	REMODEL	25,000	01/13/2004
20040014	H/AC	4,000	01/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/1339	5/02/2018	WD	U	I	30	126,200
GRANTOR: SMITH JOHN R						
GRANTEE: JASMIN PLACE LLC						
1796/0540	5/22/2012	WD	U	I	38	106,400
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: SMITH JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

HXU=[YR=1993] W4 HXB=[YR=1993] N8 W14 APT=[YR=1993] W14 S8 FST=[YR=1993] W4 S10 E4 N10$ S10 W4 S19 FOP=[YR=1993] S3 E7 N3 W7$ E7 S3 E8 N3 E3 N37$ S37 E3 S3 E8 HXP=[YR=1993] E7 N3 W7 S3$ N3 E7 N19 W4 N10$ S10 E4 N10$ 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 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