

LOT 2
PT OR 1837/770
LESLIE COURT PB 5/63

KNIGHT PHILLIP & CHRISTIE
3400 PARK GROVE CT
LONGWOOD, FL 32779

2026

00-00-31-1430-0002-0000



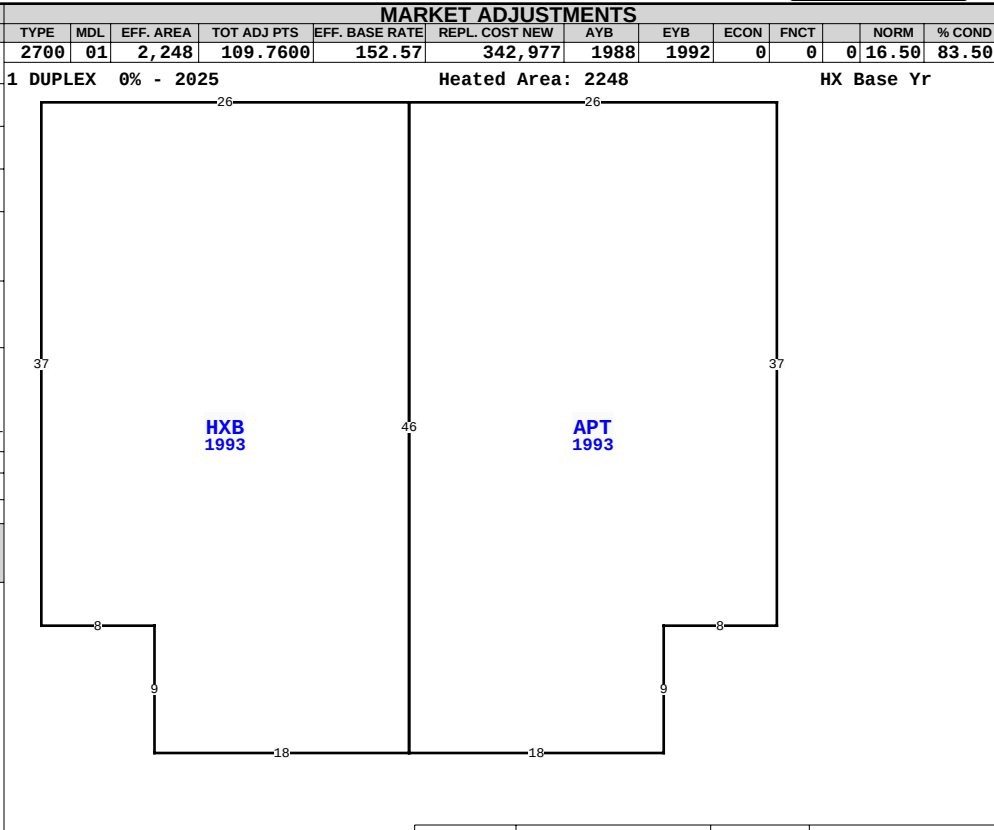
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 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	1,124	100	1993	1,124	143,193
HXB	1,124	100	1993	1,124	143,193

TOTALS	2,248			2,248	286,386
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
4	0940	SHEDS/PORT



1733 JASMINE ST	A&B, FERNANDINA BEACH	BLD DATE		LGL DATE	03/19/2024	MLU
		XF DATE		LAND DATE		
		INC DATE		AG DATE		

L N	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
4	0940	SHEDS/PORT	0	0	12	12		144.00	SF	30.00				864	

LAND DESCRIPTION			TOTAL OB/XF													864
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000800	C	MULTI-FAMILY	0	0006	R-1	73.00	141.00	1.00	UT		1.00	1.00	1.00	135,000.00	135,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		286,386			
TOTAL MARKET OB/XF VALUE		864			
TOTAL LAND VALUE - MARKET		135,000			
TOTAL MARKET VALUE		422,250			
SOH/AGL Deduction		0			
ASSESSED VALUE		422,250			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		422,250			
TOTAL JUST VALUE		422,250			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		408,336			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070504	REROOF W/30YR ARC	6,800	03/28/2007
20020399	H/AC	0	03/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2743/1866	10/16/2024	SW	Q	I	05	1,750,000
GRANTOR: SHORELINE RENTAL INVE						
GRANTEE: KNIGHT PHILLIP & CH						
1837/0770	1/23/2013	WD	U	I	11	100
GRANTOR: LONG H VERNON & MARYL						
GRANTEE: SHORELINE RENTAL IN						

BUILDING NOTES	
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BUILDING DIMENSIONS	
APT=[YR=1993] W26 HXB=[YR=1993] W26 S37 E8 S9 E18 N46\$ S46 E18 N9 E8 N37 \$.	