BLOCK 172 LOTS 31 & 32
CITY OF FDNA BEACH

YANGAS LAND COMPANY LLC
1008 S 8TH ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0172-0310**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 1 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

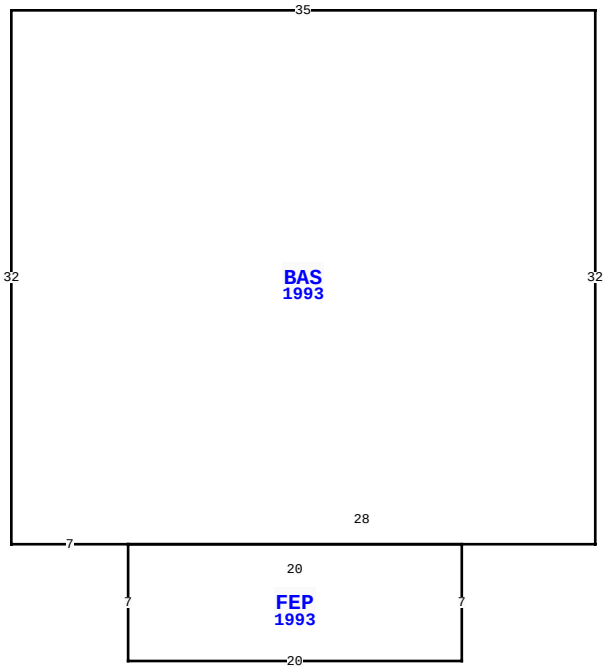
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,120 | 100 | 1993 | 1,120 | 137,788 |
| FEP | 140 | 80 | 1993 | 112 | 13,779 |
| TOTALS | 1,260 | | | 1,232 | 151,567 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,232 | 126.6700 | 133.00 | 163,856 | 1945 | 2010 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SINGLE FAM 0% - 2024 Heated Area: 1120 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/05/2026 MLU |
| INC DATE | | AG DATE | |

814 JASMINE ST, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 151,567 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 112,825 |
| TOTAL MARKET VALUE | 264,392 |
| SOH/AGL Deduction | 5,460 |
| ASSESSED VALUE | 258,932 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 258,932 |
| TOTAL JUST VALUE | 264,392 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 235,393 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200061 | MTLROOF | 5,000 | 03/10/2020 |
| 20072278 | REMODEL | 5,800 | 12/17/2007 |
| 20072202 | H/AC | 1,000 | 12/10/2007 |
| 20072056 | REPAIR/RRF | 2,000 | 11/07/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2667/521 | 9/08/2023 | WD | Q | I | 01 | 350,000 |
| GRANTOR: TRICKETT JEREMY | | | | | | |
| GRANTEE: YANGAS LAND COMPANY | | | | | | |
| 2326/1546 | 12/20/2019 | WD | U | I | 11 | 100 |
| GRANTOR: TRICKETT CARL C & JES | | | | | | |
| GRANTEE: TRICKETT JEREMY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W35 S32 E7 FEP=[YR=1993] S7 E20 N7 W20 $ E28 N32$.

## 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 | 000100 | C | RES | 0 | 0006 | MU-8 | 50.00 | 100.00 | 4,513.00 | SF | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 112,825 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 112,825 Market: 0 Agricultural: 0 Common: 112,825 PRINTED 07/09/2026 BY SYS