LOT 50
IN OR 826/1966
ISLAND BLUFF SUB PB 5/92

SYLVESTER CAROLYN A
2101 THRASHER LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0050-0000

BUILDING CHARACTERISTICS

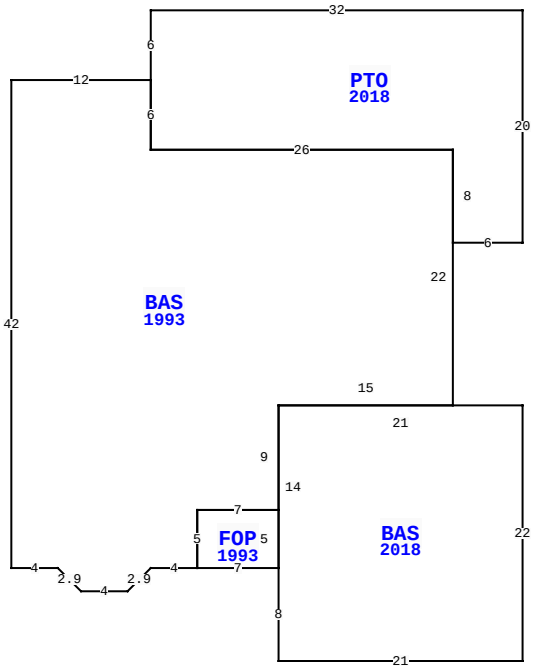
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,207	100	1,207	176,060
BAS	462	100	462	67,390
FOP	35	30	10	1,459
PTO	432	5	22	3,209
TOTALS	2,136		1,701	248,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,701	133.5150	158.55	269,694	1987	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 1999 Heated Area: 1669 HX Base Yr 1999



2101 THRASHER LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		248,118
TOTAL MARKET OB/XF VALUE		2,788
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		360,906
SOH/AGL Deduction		242,579
ASSESSED VALUE		118,327
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,327
TOTAL JUST VALUE		360,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802208	CLOSEFGR	75,000	03/02/2018
B24531	REMODEL	10,500	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0826/1966	3/19/1998	WD	Q	I		70,700
GRANTOR: PICKETT KENNETH J & C						
GRANTEE: SYLVESTER CAROLYN A						
0672/0845	12/21/1992	WD	Q	I		67,000
GRANTOR: PARSONS DENNARD C						
GRANTEE: PICKETT C ROBIN S						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W32 S6 BAS=[YR=1993] W12 S42 E4 R2 D2 E4 R2 U2 E4 FOP=[YR=1993] E7 BAS=[YR=2018] S8E21 N22 W21 S14 $ N5W7 S5 $ N5 E7 N9 E15 N22 W26 N6$ S6 E26 S8 E6 N20$.

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
1	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	1987	1987	3	54.5	181	
2	0810	CONCRETE A	0	100	46	16	736.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,607	

LAND DESCRIPTION

TOTAL OB/XF 2,788

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	SFR	100	0006	RS-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 12/18/2018 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS