LOT 51
IN OR 1513/1772
ISLAND BLUFF SUB PB 5/92

POULSEN JACOB
2105 THRASHER LN
FERNANDINA BEACH, FL 32034-4438

2023

00-00-30-031B-0051-0000

BUILDING CHARACTERISTICS

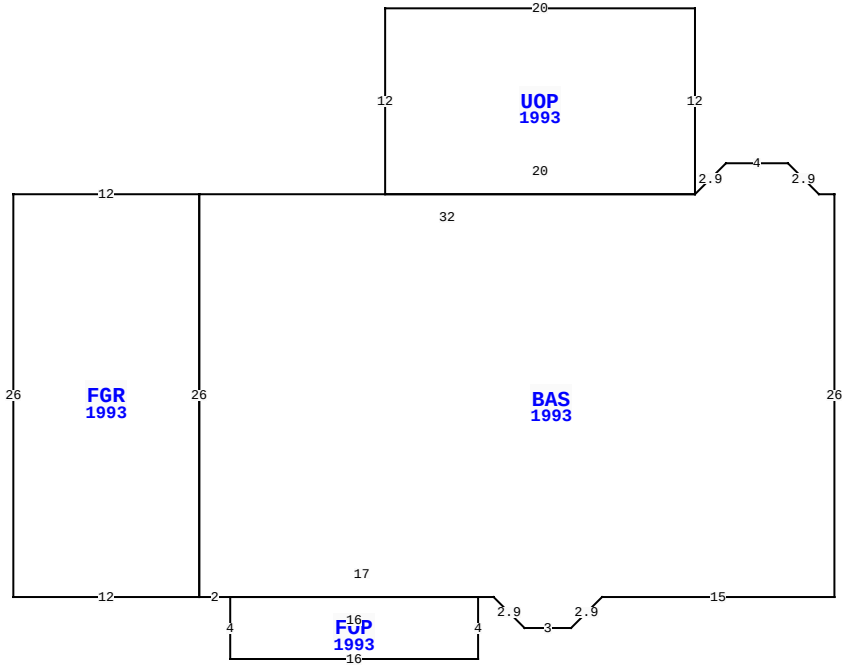
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,088	100	1,088	152,403
FGR	312	55	172	24,093
FOP	64	30	19	2,662
UOP	240	20	48	6,724
TOTALS	1,704		1,327	185,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,327	136.1048	161.62	214,470	1987	1995	0	0	0	13.33	86.67

1 SNGL FAM – 100% - 2011 Heated Area: 1088 HX Base Yr 2011



2105 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		185,881
TOTAL MARKET OB/XF VALUE		7,652
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		303,533
SOH/AGL Deduction		201,591
ASSESSED VALUE		101,942
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,942
TOTAL JUST VALUE		303,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3845	N/A	24,852	01/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1772	7/20/2007	WD	Q	I		187,000
GRANTOR: SCHROM INGRID M						
GRANTEE: POULSEN JACOB						
1129/0991	4/14/2003	QC	U	I	01	100
GRANTOR: SCHROM JOHN E						
GRANTEE: SCHROM INGRID M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 U2 L2 W4 L2 D2 UOP=[YR=1993] N12 W20 S12 E20 $ W32 FGR=[YR=1993] W12 S26 E12N26$ S26 E2 FOP=[YR=1993] S4 E16 N4 W16$E17 D2 R2 E3 U2 R2 E15 N26$.

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	26	4	616.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,182	
2	0810	CONCRETE A	0	100	86	8	688.00	SF	5.85	5.85	100	1987	1987	3	54.5	2,194	
3	1242	WD DECK A	0	100	0	0	210.00	SF	10.00	10.00	100	1987	1987	3	20	420	
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
5	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	
6	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	2000	2000	3	80	936	

LAND DESCRIPTION

TOTAL OB/XF 7,652

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		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 01/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS