

MANKEN JOSEPH K & MARISOL
2120 THRASHER LN
FERNANDINA BEACH, FL 32034

00-00-30-031B-0056-0000



BUILDING CHARACTERISTICS									
ELEMENT	CD	CONSTRUCTION							
Exterior Wall	05	AVERAGE 70							
Exterior Wall	12	CEDAR 30							
RooF Structur	03	GABLE/HIP 100							
Roof Cover	03	COMP SHNGL 100							
Interior Wall	05	DRYWALL 100							
Interior Floo	14	CARPET 70							
Interior Floo	11	CLAY TILE 30							
Air Condition	03	CENTRAL 100							
Heating Type	04	AIR DUCTED 100							
Bedrooms		3 100							
Bathrooms		2 100							
Frame Stories Units	02	WOOD FRAME 100 1. 1. 100 0 100							
BUD8 Adjustme Occupancy	05	DIST 1A 100 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	1,118	100	1,118	165,229					
FGR	462	55	254	37,539					
FOP	32	30	10	1,478					
PTO	120	5	6	886					
TOTALS	1,732		1,388	205,133					

MARKET ADJUSTMENTS																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND				
0900	01	1,388	139.5732	165.74	230,047	1987	2000		0	0	10.83	89.17				
1 SNGL FAM - 100% - 2016													Heated Area: 1118		HX Base Yr 2016	

12

6

10

12

4

22

19

21

17

21

22

13

4

4

14

4

8

4

PTO

1993

BAS

1993

FGR

1993

FOP

1993

NASSAU COUNTY PROPERTY VALUATION SUMMARY																
VALUATION BY										STANDARD						
Tax Group: 8										Tax Dist:						
BUILDING MARKET VALUE										205,133						
TOTAL MARKET OB/XF VALUE										3,341						
TOTAL LAND VALUE - MARKET										110,000						
TOTAL MARKET VALUE										318,474						
SOH/AGL Deduction										166,619						
ASSESSED VALUE										151,855						
TOTAL EXEMPTION VALUE										HX HB VX BX 60,000						
BASE TAXABLE VALUE										91,855						
TOTAL JUST VALUE										318,474						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										330,951						

PERMIT NUM				DESCRIPTION				AMT				ISSUED			
3900				NEW CONSTR				24,627				02/26/1987			

SALES DATA											
OFF RECORD Number		DATE		TYPE INST		Q U / V I		RSN CD		SALE PRICE	
1980/0358		5/15/2015		WD Q		I		01		160,000	

GRANTOR: LUKE KIMBERLY C

GRANTEE:MANKEN JOSEPH K & M

1635/1978 8/19/2009 WD Q I 01 150,000

GRANTOR:AULD LAND SYNE INC

GRANTEE:LUKE KIMBERLY C

BUILDING NOTES																
BUILDING DIMENSIONS BAS=[YR=1993] W22 PTO=[YR=1993] N6 W12 S10 E12 N4\$ S4 W18 S21 W2 S6 E2 S13 E14 FOP=[YR=1993] E4 N4 FGR=[YR=1993] E22 N21 W22 S21\$N4 W4 S8\$ N8 E4 N17 E22 N19\$.																

LAND DESCRIPTION										TOTAL OB/XF										3,341									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 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