

LOT 57
IN OR 1881/467
ISLAND BLUFF SUB PB 5/92

LOPRESTI JULIE B
2118 THRASHER LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0057-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	05	AVERAGE 70								0900	01	1,658	127.4200	151.31	250,872	1987	1990	0	0	0	15.48	84.52	VALUATION BY																								
Exterior Wall	12	CEDAR 30								1 SNGL FAM - 100% - 2010										Heated Area: 1356										HX Base Yr 2010										STANDARD							
Roof Structur	03	GABLE/HIP 100								12 10 10 FSP 2022 12 48 27 BAS 1993 15 22 20 38 5 8 FOP 1993 20 22 5 FGR 1993										Tax Group: 8										Tax Dist:										212,037							
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE								2,806																			
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE								110,000																			
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET								324,843																			
Interior Floo	08	SHT VINYL 20																		TOTAL MARKET VALUE								180,615																			
Air Condition	03	CENTRAL 100								SOH/AGL Deduction								144,228																													
Heating Type	04	AIR DUCTED 100								TOTAL EXEMPTION VALUE								50,000																													
Bedrooms	3	100								BASE TAXABLE VALUE								94,228																													
Bathrooms	2	100								TOTAL JUST VALUE								324,843																													
Frame	02	WOOD FRAME 100								NCON VALUE								0																													
Stories	1.	1. 100								INCOME VALUE																																					
Units	0	100								PREVIOUS YEAR MKT VALUE								337,600																													
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	1,356	100	1,356	173,415																																											
FGR	440	55	242	30,949																																											
FOP	40	30	12	1,535																																											
FSP	120	40	48	6,139																																											
TOTALS	1,956		1,658	212,037																																											
EXTRA FEATURES					2118 THRASHER LN, FERNANDINA BEACH																																										
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																															
1	0810	CONCRETE A	0 100	47	16	752.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,664																																
2	0810	CONCRETE A	0 100	10	4	40.00	SF	6.50	6.50	100	1987	1987	3	54.5	142																																
LAND DESCRIPTION																																															
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	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 08/02/2022 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																																															