

LOT 3
IN OR 1443/594
WOODLAND OAKS PB 6/302

RASHER DONALD C & JUDITH F
96075 THERON CT
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6350-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

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DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,202	100	2,202	255,239
DCK	140	10	14	1,623
FGR	648	55	356	41,264
FOP	30	30	9	1,043
FOP	108	30	32	3,710
PTO	60	5	3	348
TOTALS	3,188		2,616	303,227

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
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00

TOTAL OB/XF															
10,921															
REVIEW DATE 05/11/2018 BY KWX															
Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000															

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,616	107.8560	128.08	335,057	2003	2003	0	0	0	9.50 90.50

1 SNGL FAM - 100% - 2007

96075 THERON CT, FERNANDINA BEACH												BLD DATE	09/30/2013	KK	LGL DATE
												XF DATE			LAND DATE
												INC DATE			AG DATE

BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2003] W5 N19 W14 DCK=[YR=2003] W28 S5 FOP=[YR=2003] S6 E18 N6 W18 \$ E28 N5\$ S5 W10 S6 W18 N6 W13 S40 E13 FOP=[YR=2003] E6 N5 W6 S5 \$ N5 E6 S5 E12 FGR=[YR=2003] S26 E6 S2 E12 N2 E6 N14 PTO=[YR=2003] E5 N12 W5 S12 \$ N12 W24 \$ E24 N12 E5 N14 \$.															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310645	NEW CONSTR	200,000	01/01/2003
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
1443/0594	9/08/2006	WD Q	I 19
GRANTOR: ACKERMAN MICHAEL L &			
GRANTEE: RASHER DONALD C & J			
1194/0787	12/10/2003	WD U	I 19
GRANTOR: ACKERMAN HOMES INC			
GRANTEE: ACKERMAN MICHAEL L			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2003] W5 N19 W14 DCK=[YR=2003] W28 S5 FOP=[YR=2003] S6 E18 N6 W18 \$ E28 N5\$ S5 W10 S6 W18 N6 W13 S40 E13 FOP=[YR=2003] E6 N5 W6 S5 \$ N5 E6 S5 E12 FGR=[YR=2003] S26 E6 S2 E12 N2 E6 N14 PTO=[YR=2003] E5 N12 W5 S12 \$ N12 W24 \$ E24 N12 E5 N14 \$.			