LOT 49
IN OR 2227/625
ISLAND BLUFF SUB PB 5/92

WOLFF KENNETH L
96358 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

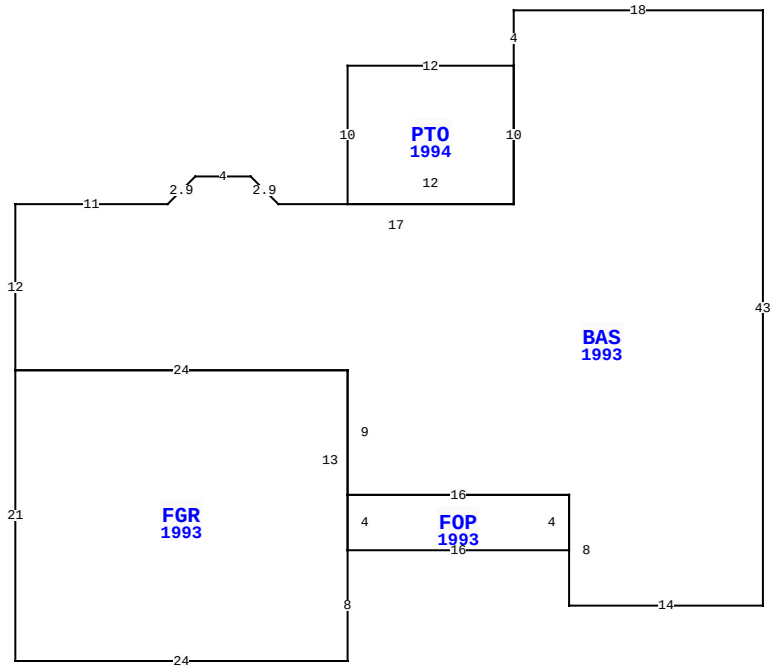
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,294	100	1,294	170,956
FGR	504	55	277	36,596
FOP	64	30	19	2,510
PTO	120	5	6	792
TOTALS	1,982		1,596	210,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,596	126.7300	158.41	252,822	1987	1987	0	0	0	16.60	83.40

1 SNGL FAM – 0% - 0 Heated Area: 1294 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

2102 THRASHER LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	210,854
TOTAL MARKET OB/XF VALUE	1,216
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	362,070
SOH/AGL Deduction	80,566
ASSESSED VALUE	281,504
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,504
TOTAL JUST VALUE	362,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2227/0625	9/28/2018	WD	Q	I	01	251,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: WOLFF KENNETH L						
2185/0673	3/23/2018	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S4 PTO=[YR=1994] W12 S10 E12 N10$ S10 W17 U2 L2 W4 L2 D2 W11 S12 FGR=[YR=1993] S21 E24 N8 FOP=[YR=1993] E16 N4 W16 S4$ N13 W24 $ E24 S9 E16 S8 E14N43$.

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	0	24	3	72.00	SF	6.50	6.50	100	1987	1987	3	52	243	
2	0811	CONCRETE B	0	0	45	16	720.00	SF	2.60	2.60	100	1987	1987	3	52	973	

LAND DESCRIPTION

TOTAL OB/XF 1,216

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS