

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

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 70										0900 01 1,327 136.1048 170.13 225,763 1987 1995 0 0 0 13.83 86.17										Tax Group: 8 Tax Dist:									
Exterior Wall 12 CEDAR 30										1 SNGL FAM - 100% - 2011 Heated Area: 1088 HX Base Yr 2011										BUILDING MARKET VALUE 194,540									
Roof Structur 03 GABLE/HIP 100																				TOTAL MARKET OB/XF VALUE 7,439									
Roof Cover 12 MODULAR MT 100																				TOTAL LAND VALUE - MARKET 150,000									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 351,979									
Interior Floo 14 CARPET 80																				SOH/AGL Deduction 246,979									
Interior Floo 08 SHT VINYL 20																				ASSESSED VALUE 105,000									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 55,000									
Bedrooms 3 100																				TOTAL JUST VALUE 351,979									
Bathrooms 2 100																				NCON VALUE 0									
Frame 02 WOOD FRAME 100																				INCOME VALUE									
Stories 1. 1. 100																				PREVIOUS YEAR MKT VALUE 303,533									
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 1,088 159,502																													
FGR 312 55 172 25,215																													
FOP 64 30 19 2,785																													
UOP 240 20 48 7,037																													
TOTALS 1,704 1,327 194,540																													
EXTRA FEATURES										2105 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 26 4 616.00 SF 6.50 6.50 100 1987 1987 3 52 2,082																													
2 0810 CONCRETE A 0 100 86 8 688.00 SF 5.85 5.85 100 1987 1987 3 52 2,093																													
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 79 924																													
LAND DESCRIPTION										TOTAL OB/XF 7,439																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 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																													