LOT 54 EX ELY 19 FT
ISLAND BLUFF PB 5/92

BUCHANAN ELIZABETH/RABANT MYLES
2115 THRASHER LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0054-0000

BUILDING CHARACTERISTICS

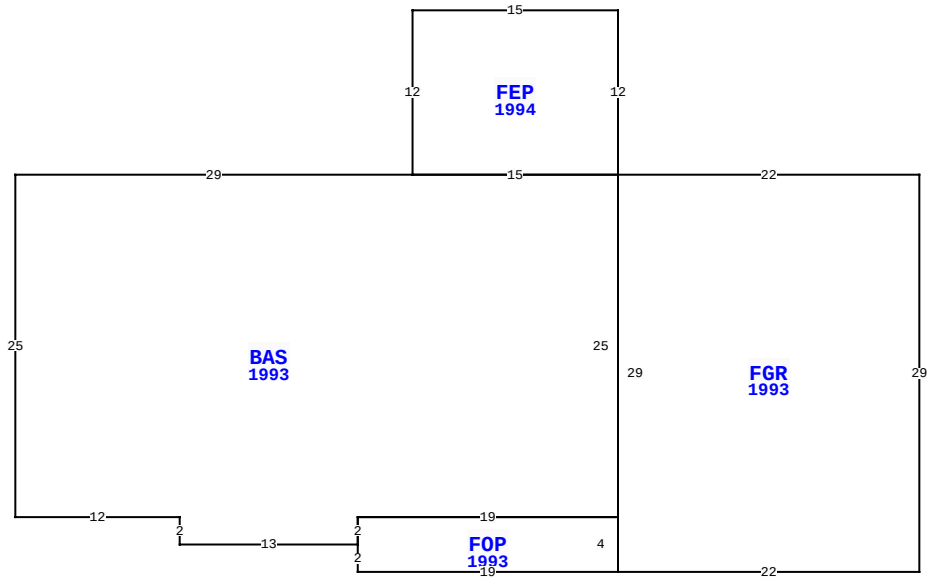
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,126	100	1,126	154,488
FEP	180	80	144	19,757
FGR	638	55	351	48,158
FOP	76	30	23	3,156
TOTALS	2,020		1,644	225,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,644	131.6106	164.51	270,454	1987	1987	0	0	0	16.60	83.40

1 SNGL FAM – 100% - 2023 Heated Area: 1126 HX Base Yr 2023



2115 THRASHER LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		225,559
TOTAL MARKET OB/XF VALUE		2,393
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		377,952
SOH/AGL Deduction		40,557
ASSESSED VALUE		337,395
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		287,395
TOTAL JUST VALUE		377,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5858	ADDITION	1,530	07/10/1989
BP 3893	N/A	25,032	02/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/0691	12/01/2021	WD	U	I	30	225,000
GRANTOR: BUCHANAN CAROL LIVING						
GRANTEE: BUCHANAN ELIZABETH						
1758/1856	10/06/2011	QC	U	I	11	100
GRANTOR: BUCHANAN CLAYTON W II						
GRANTEE: BUCHANAN CAROL LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 FEP=[YR=1994] N12 W15 S12 BAS=[YR=1993] W29 S25 E12 S2 E13 FOP=[YR=1993] S2 E19 N4 W19 S2$ N2 E19 N25 W15$ E15$ S29 E22 N29$.

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	0811	CONCRETE B	0	100	0	0	885.00	SF	5.20	5.20	100	1987	1987	3	52	2,393	

LAND DESCRIPTION

TOTAL OB/XF 2,393

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	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