

LOT 55 (EX ELY 19 FT)
IN OR 1441/1785
ISLAND BLUFF SUB PB 5/92

BITTNER HERBERT F & CHERYL
2122 THRASHER LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1,471	100	1,471	193,879
FGR	460	55	253	33,345
FSP	45	40	18	2,373
FSP	230	40	92	12,125
TOTALS	2,206		1,834	241,722

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,115.00	SF	6.50
2	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

1 SNGL FAM - 100% - 2007

Heated Area: 1471

HX Base Yr 2007

Site map showing property boundaries and areas labeled FSP 1993, BAS 1993, and FGR 1993. Dimensions are provided for various sections of the property.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2024 MLU

2122 THRASHER LN, FERNANDINA BEACH

TOTAL OB/XF 5,140														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	100	0	0	1,115.00	SF	6.50	6.50	100	1987	1987	3
2	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50	6.50	100	1987	1987	3
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1987	1987	3

TOTAL OB/XF 5,140														
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
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 8								Tax Dist:	
BUILDING MARKET VALUE								241,722	
TOTAL MARKET OB/XF VALUE								5,140	
TOTAL LAND VALUE - MARKET								150,000	
TOTAL MARKET VALUE								396,862	
SOH/AGL Deduction								239,782	
ASSESSED VALUE								157,080	
TOTAL EXEMPTION VALUE								55,000	
BASE TAXABLE VALUE								102,080	
TOTAL JUST VALUE								396,862	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								345,941	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1441/1785	9/05/2006	PR	U	I	24	185,000	
GRANTOR: BURCH ABIGAIL L P/R							
GRANTEE: BITTNER HERBERT F &							
0990/0525	6/05/2001	WD	Q	I		95,000	
GRANTOR: FROST WESLEY A							
GRANTEE: AULD SETH DAVID D							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W18 FSP=[YR=1993] N2 W23 S10 E23 N8\$ S8 W30 S27									
FGR=[YR=1993] S22 E22 N20 W12 N2 W10\$ E10 S2 E17									
FSP=[YR=1993] E6 N9 W3 S3 W3 S6\$ N6 E3 N3 E3 S9 E15 N37\$.									