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

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

2024

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

NASSAU COUNTY PROPERTY

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

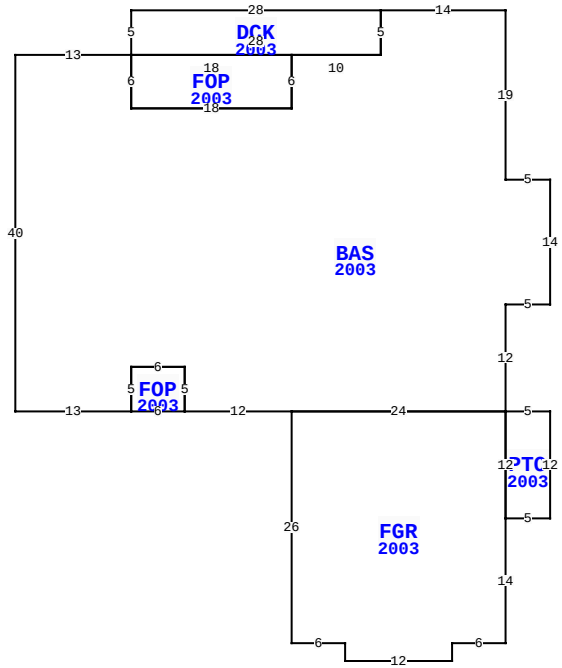
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,202	100	2,202	267,187
DCK	140	10	14	1,698
FGR	648	55	356	43,196
FOP	30	30	9	1,092
FOP	108	30	32	3,883
PTO	60	5	3	364
TOTALS	3,188		2,616	317,420

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	134.82	352,689	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2007 Heated Area: 2202 HX Base Yr 2007



96075 THERON CT, FERNANDINA BEACH

BLD DATE	09/30/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,420
TOTAL MARKET OB/XF VALUE		10,637
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		408,057
SOH/AGL Deduction		201,204
ASSESSED VALUE		206,853
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,853
TOTAL JUST VALUE		408,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310645	NEW CONSTR	200,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/0594	9/08/2006	WD	Q	I		385,000
GRANTOR: ACKERMAN MICHAEL L &						
GRANTEE: RASHER DONALD C & J						
1194/0787	12/10/2003	WD	U	I	19	50,000
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 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,569.00	SF	4.00	4.00	100	2003	2003	3	83	5,209	
3	0855	CONC PAVER	0	100	0	0	142.00	SF	10.00	10.00	100	2003	2003	3	83	1,179	
4	1242	WD DECK A	0	100	0	0	344.00	SF	10.00	10.00	100	2008	2008	3	35	1,204	

LAND DESCRIPTION

TOTAL OB/XF 10,637

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	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS