LOT 50
IN OR 826/1966
ISLAND BLUFF SUB PB 5/92

SYLVESTER CAROLYN A
2101 THRASHER LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0050-0000

BUILDING CHARACTERISTICS

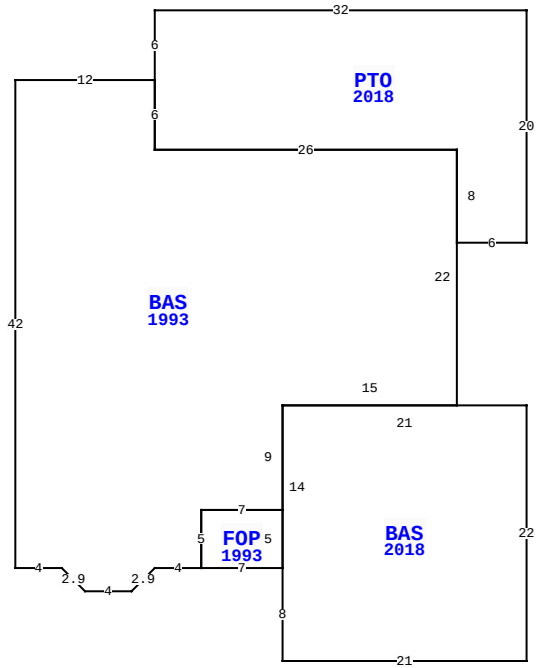
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,207	100	1993	1,207	193,577
BAS	462	100	2018	462	74,095
FOP	35	30	1993	10	1,603
PTO	432	5	2018	22	3,528
TOTALS	2,136			1,701	272,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,701	133.5150	176.24	299,784	1987	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 1999 Heated Area: 1669 HX Base Yr 1999



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

2101 THRASHER LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		272,803
TOTAL MARKET OB/XF VALUE		2,532
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		475,335
SOH/AGL Deduction		349,924
ASSESSED VALUE		125,411
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,689
TOTAL JUST VALUE		475,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802208	CLOSEFGR	75,000	03/02/2018
B24531	REMODEL	10,500	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0826/1966	3/19/1998	WD	Q	I		70,700
GRANTOR: PICKETT KENNETH J & C						
GRANTEE: SYLVESTER CAROLYN A						
0672/0845	12/21/1992	WD	Q	I		67,000
GRANTOR: PARSONS DENNARD C						
GRANTEE: PICKETT C ROBIN S						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W32 S6 BAS=[YR=1993] W12 S42 E4 R2 D2 E4 R2 U2 E4 FOP=[YR=1993] E7 BAS=[YR=2018] S8E21 N22 W21 S14 $ N5W7 S5 $ N5 E7 N9 E15 N22 W26 N6$ S6 E26 S8 E6 N20$.

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	100	17	3	51.00	SF	6.50	6.50	100	1987	1987	3	49.5	164	
2	0810	CONCRETE A	0	100	46	16	736.00	SF	6.50	6.50	100	1987	1987	3	49.5	2,368	

LAND DESCRIPTION

TOTAL OB/XF 2,532

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	RES	100	0006	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS