LOT 52
IN OR 2239/323
ISLAND BLUFF SUB PB 5/92

MANKEN DONNA
2109 THRASHER LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0052-0000

BUILDING CHARACTERISTICS

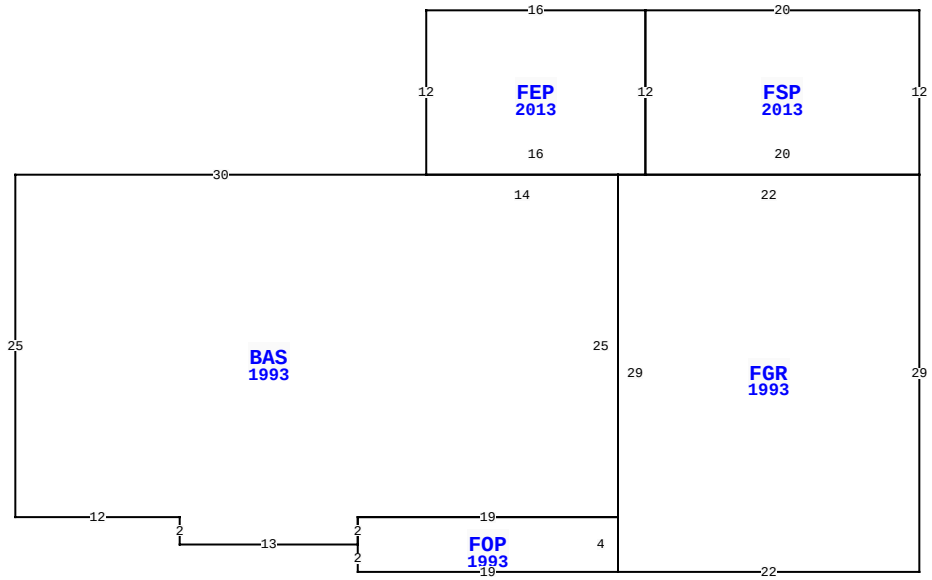
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,126	100	1993	1,126	163,065
FEP	192	80	2013	154	22,302
FGR	638	55	1993	351	50,831
FOP	76	30	1993	23	3,331
FSP	240	40	2013	96	13,903
TOTALS	2,272			1,750	253,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,750	132.0200	174.27	304,972	1987	1987	0	0	0	16.90	83.10

1 SNGL FAM – 100% - 2005 Heated Area: 1126 HX Base Yr 2005



2109 THRASHER LN, FERNANDINA BEACH

BLD DATE	08/08/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		253,432
TOTAL MARKET OB/XF VALUE		4,448
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		457,880
SOH/AGL Deduction		323,695
ASSESSED VALUE		134,185
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		78,463
TOTAL JUST VALUE		457,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3710	N/A	26,000	11/13/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2239/0323	11/16/2018	WD	U	I	11	100
GRANTOR: MANKEN JAMES S						
GRANTEE: MANKEN JAMES & DONN						
1223/1451	4/19/2004	WD	Q	I		143,000
GRANTOR: DEMERIT NORMA						
GRANTEE: MANKEN JAMES S						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W20 FEP=[YR=2013] W16 S12 BAS=[YR=1993] W30 S25 E12 S2 E13 FOP=[YR=1993] S2E19 FGR=[YR=1993] E22 N29 W22 S29$ N4 W19 S2$ N2E19 N25 W14$ E16 N12$ S12 E20 N12$.

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	803.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,067	
2	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	1987	1987	3	49.5	257	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	0851	PATIO STON	0	100	16	3	48.00	SF	0.75	0.75	100	1995	1995	3	68	24	

LAND DESCRIPTION

TOTAL OB/XF 4,448

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		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