LOT 53 (EX E19 FT RECD IN
PBK 5/127)
IN OR 2186/1643

TRAMONTANO SANDRA
1977 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0053-0000

BUILDING CHARACTERISTICS

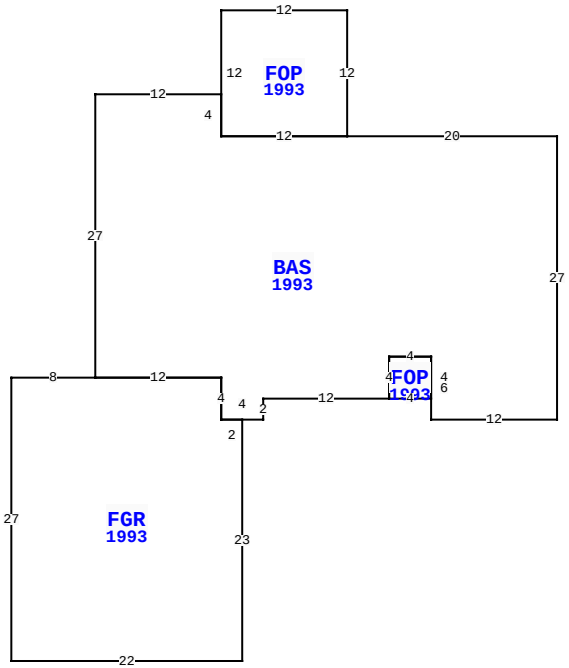
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,140	100	1993	1,140	161,932
FGR	586	55	1993	322	45,739
FOP	16	30	1993	5	710
FOP	144	30	1993	43	6,108
TOTALS	1,886			1,510	214,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,510	130.6722	172.49	260,460	1986	1986	0	0	0	17.65	82.35

1 SNGL FAM – 0% - 0 Heated Area: 1140 HX Base Yr



2113 THRASHER LN, FERNANDINA BEACH

BLD DATE		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	214,489
TOTAL MARKET OB/XF VALUE	3,067
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	417,556
SOH/AGL Deduction	111,064
ASSESSED VALUE	306,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,492
TOTAL JUST VALUE	417,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970680	REPAIR/RRF	0	11/01/1997
8086	REMODEL	10,000	01/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2186/1643	3/30/2018	SW	U	I	18	238,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: TRAMONTANO SANDRA						
2152/1569	10/02/2017	SD	U	I	18	100
GRANTOR: UNITED STATES MARSHAL						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FOP=[YR=1993] N12 W12 S12 E12 $ W12 N4 W12 S27 FGR=[YR=1993] W8 S27 E22 N23 W2 N4 W12 $ E12 S4 E4 N2 E12 FOP=[YR=1993] N4 E4 S4 W4 $ N4 E4 S6 E12 N27 $.

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	0	36	3	108.00	SF	6.50	6.50	100	1986	1986	3	47	330	
2	0810	CONCRETE A	0	0	56	16	896.00	SF	6.50	6.50	100	1986	1986	3	47	2,737	

LAND DESCRIPTION

TOTAL OB/XF 3,067

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	0		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