

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

2025



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION						VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall	05	AVERAGE 60				0900	01	1,834	126.9600	167.59	307,360	1987	1987			0	0	17.30	82.70	VALUATION BY									
Exterior Wall	12	CEDAR 40				1 SNGL FAM - 100% - 2007														Heated Area: 1471									
Roof Structure	03	GABLE/HIP 100																		HX Base Yr 2007									
Roof Cover	03	COMP SHNGL 100																		Tax Group: 8									
Interior Wall	05	DRYWALL 100																		Tax Dist:									
Interior Floor	14	CARPET 80																		BUILDING MARKET VALUE									
Interior Floor	08	SHT VINYL 20																		TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																		TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																		TOTAL MARKET VALUE									
Bedrooms		3 100																		SOH/AGL Deduction									
Bathrooms		2 100																		ASSESSED VALUE									
Frame	02	WOOD FRAME 100																		TOTAL EXEMPTION VALUE									
Stories	1.	1. 100																		BASE TAXABLE VALUE									
Units		0 100																		TOTAL JUST VALUE									
BUD8 Adjustme	05	DIST 1A 100																		NCON VALUE									
Occupancy	00	NONE 100																		INCOME VALUE									
Quality	06	Quality Level 06																		PREVIOUS YEAR MKT VALUE									
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	1,471	100	1993	1,471	203,876																								
FGR	460	55	1993	253	35,065																								
FSP	45	40	1993	18	2,495																								
FSP	230	40	1993	92	12,751																								
TOTALS					2,206			1,834	254,187																				
EXTRA FEATURES					2122 THRASHER LN, FERNANDINA BEACH																								
L N	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	0	0	1,115.00	SF	6.50	6.50	100	1987	1987	3	49.5	3,588													
2	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50	6.50	100	1987	1987	3	49.5	483													
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1987	1987	3	20	864													
TOTAL OB/XF																		4,935											
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																													