LOT 57
IN OR 1881/467
ISLAND BLUFF SUB PB 5/92

LOPRESTI JULIE B
2118 THRASHER LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
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		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

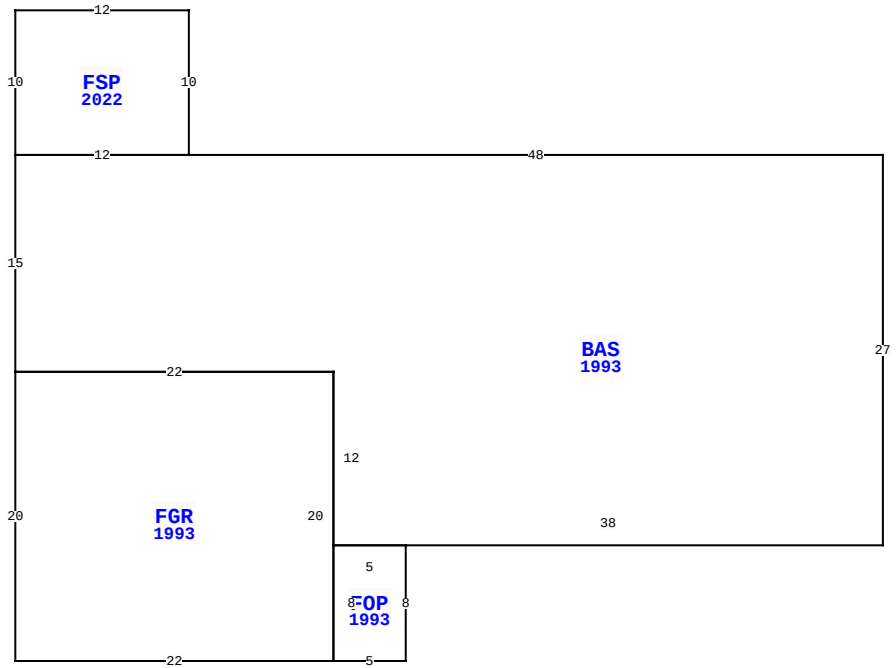
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1993	1,356	191,279
FGR	440	55	1993	242	34,137
FOP	40	30	1993	12	1,692
FSP	120	40	2022	48	6,771
TOTALS	1,956			1,658	233,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,658	127.4200	168.19	278,859	1987	1990	0	0	0	16.13	83.87

1 SNGL FAM – 100% - 2010 Heated Area: 1356 HX Base Yr 2010



2118 THRASHER LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		233,879
TOTAL MARKET OB/XF VALUE		2,549
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		436,428
SOH/AGL Deduction		283,565
ASSESSED VALUE		152,863
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,141
TOTAL JUST VALUE		436,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
217848	ADDITION	0	10/01/2021
B9805349	XFOB	2,052	09/02/1998
3774	NEW CONSTR	29,187	12/22/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1881/0467	8/01/2013	QC	U	I	11	100
GRANTOR: BOTT STEPHEN M						
GRANTEE: BOTT JULIE B						
1649/0482	11/13/2009	WD	Q	I	01	155,000
GRANTOR: SIPES JUDY W						
GRANTEE: BOTT STEPHEN M & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 FSP=[YR=2022] N10 W12 S10 E12$ W12 S15 FGR=[YR=1993] S20 E22 FOP=[YR=1993] E5 N8 W5 S8$ N20 W22$ E22 S12 E38 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	100	47	16	752.00	SF	6.50	6.50	100	1987	1987	3	49.5	2,420	
2	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	1987	1987	3	49.5	129	

LAND DESCRIPTION

TOTAL OB/XF 2,549

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