PT LOT 13
IN OR 2777/1341
SUB OF SO PT SEC 12 DB 39/292

POULSEN CHRISTINE
2105 THRASHER LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,363
TOTAL LAND VALUE - MARKET	1,256,000
TOTAL MARKET VALUE	1,262,363
SOH/AGL Deduction	358,202
ASSESSED VALUE	904,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	904,161
TOTAL JUST VALUE	1,262,363
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2777/1341	3/28/2025	SW	U	I	11	100

GRANTOR: WALGER TERRY D LIVIN
GRANTEE: POULSEN CHRISTINE

1358 GERBING RD, FERNANDINA BEACH

BLD DATE		LGL DATE	04/16/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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	0300	BOAT DCK W	0	0	0	0	731.00	SF	40.00	40.00	10	1981	1981	3	20	5,848	
2	0350	CARPORT WD	0	0	25	11	275.00	SF	9.36	9.36	100	1981	1981	3	20	515	

LAND DESCRIPTION

TOTAL OB/XF 6,363

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	000132	C	RES RIVER	0		RSF-1			157.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	1,256,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 1.11 Total Land Value: 1,256,000 Market: 0 Agricultural: 0 Common: 1,256,000 PRINTED 07/30/2025 BY SYS