LOT 49
ISLAND BLUFF SUB PB 5/92

WOLFF KENNETH L L/E/
2102 THRASHER LN
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-031B-0049-0000**

## 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 | 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 |

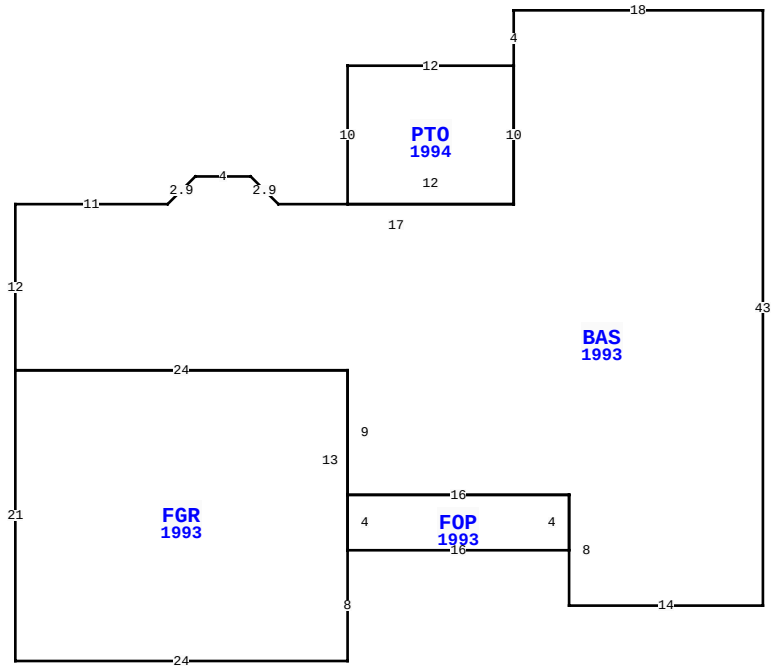
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2009.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,294 | 100 | 1993 | 1,294 | 188,733 |
| FGR | 504 | 55 | 1993 | 277 | 40,401 |
| FOP | 64 | 30 | 1993 | 19 | 2,771 |
| PTO | 120 | 5 | 1994 | 6 | 875 |
| TOTALS | 1,982 | | | 1,596 | 232,780 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,596 | 126.7300 | 176.15 | 281,135 | 1987 | 1987 | 0 | 0 | 0 | 17.20 | 82.80 |

1 SNGL FAM 0% - 0 Heated Area: 1294 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/28/2026 MLU |
| INC DATE | | AG DATE | |

2102 THRASHER LN, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 232,780 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 205,000 |
| TOTAL MARKET VALUE | 437,780 |
| SOH/AGL Deduction | 97,161 |
| ASSESSED VALUE | 340,619 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 340,619 |
| TOTAL JUST VALUE | 437,780 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 423,019 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2847/1163 | 2/11/2026 | LE | U | I | 11 | 100 |
| GRANTOR: WOLFF KENNETH L L/E | | | | | | |
| GRANTEE: YOO AMBER N | | | | | | |
| 2227/0625 | 9/28/2018 | WD | Q | I | 01 | 251,000 |
| GRANTOR: MATTHEW 25 INVESTMENT | | | | | | |
| GRANTEE: WOLFF KENNETH L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W18 S4 PTO=[YR=1994] W12 S10 E12 N10$ S10 W17
U2 L2 W4 L2 D2 W11 S12 FGR=[YR=1993] S21 E24 N8
FOP=[YR=1993] E16 N4 W16 S4$ N13 W24 $ E24 S9 E16 S8 E14N43$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 205,000.00 | 205,000.00 | 205,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS