

LOT 51
IN OR 1513/1772
ISLAND BLUFF SUB PB 5/92

POULSEN JACOB
2105 THRASHER LN
FERNANDINA BEACH, FL 32034-4438

2026

00-00-30-031B-0051-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	12	CEDAR 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	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	1,088	100	1993	1,088	175,313
FGR	312	55	1993	172	27,715
FOP	64	30	1993	19	3,062
UOP	240	20	1993	48	7,734
TOTALS	1,704			1,327	213,824

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,327	136.1048	189.19	251,055	1987	1995	0	0	14.83	85.17
1 SNGL FAM		100% - 2011		Heated Area: 1088				HX Base Yr 2011			
The floor plan shows a main rectangular building with several internal divisions. The areas are labeled as follows: FGR 1993 (left side), BAS 1993 (right side), UOP 1993 (top right section), and FOP 1993 (bottom center section). Dimensions are provided for various sections: 12, 20, 2.9, 4, 2.9, 26, 32, 17, 2, 4, 16, 2.9, 3, 2.9, 15, 12, 26, 12, 20, 12, 2.9, 4, 2.9, 16, 4, 16, 12, 26, 17, 2, 4, 16, 2.9, 3, 2.9, 15, 12, 26, 12, 20, 12, 2.9, 4, 2.9, 16, 4, 16, 2.9, 3, 2.9, 15, 12, 26, 12, 20, 12											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY							STANDARD
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE							213,824
TOTAL MARKET OB/XF VALUE							2,340
TOTAL LAND VALUE - MARKET							205,000
TOTAL MARKET VALUE							421,164
SOH/AGL Deduction							310,202
ASSESSED VALUE							110,962
TOTAL EXEMPTION VALUE				HX HB			51,411
BASE TAXABLE VALUE							59,551
TOTAL JUST VALUE							421,164
NCON VALUE							0
INCOME VALUE							
PREVIOUS YEAR MKT VALUE							411,460

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	1242	WD DECK A	0 100	0	0	210.00	SF	10.00	10.00	100	1987
4	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	2000
5	0351	CARPORT MT	0 100	20	12	240.00	SF	10.00	10.00	100	2000
TOTAL OB/XF 2,340											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00
Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000											