LOT 55 (EX ELY 19 FT)
IN OR 1441/1785
ISLAND BLUFF SUB PB 5/92

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

2026

00-00-30-031B-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

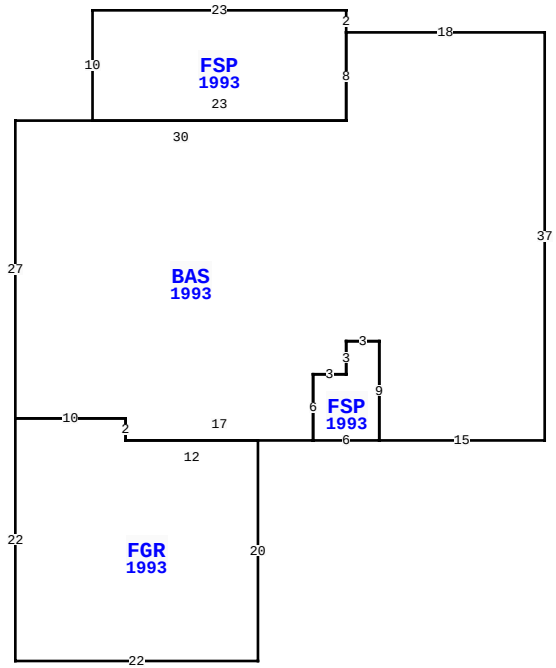
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,471	100	1993	1,471	213,770
FGR	460	55	1993	253	36,767
FSP	45	40	1993	18	2,615
FSP	230	40	1993	92	13,370
TOTALS	2,206			1,834	266,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,834	126.9600	176.47	323,646	1987	1987	0	0	0	17.65	82.35

1 SNGL FAM 100% - 2007 Heated Area: 1471 HX Base Yr 2007



2122 THRASHER LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		266,522
TOTAL MARKET OB/XF VALUE		864
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		472,386
SOH/AGL Deduction		306,387
ASSESSED VALUE		165,999
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		109,588
TOTAL JUST VALUE		472,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1441/1785	9/05/2006	PR	U	I	24	185,000
GRANTOR: BURCH ABIGAIL L P/R						
GRANTEE: BITTNER HERBERT F &						
0990/0525	6/05/2001	WD	Q	I		95,000
GRANTOR: FROST WESLEY A						
GRANTEE: AULD SETH DAVID D						

BUILDING NOTES

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
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1987	1987	3	20	864	

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=1993] N2 W23 S10 E23 N8$ S8 W30 S27
FGR=[YR=1993] S22 E22 N20 W12 N2 W10$ E10 S2 E17
FSP=[YR=1993] E6 N9 W3 S3 W3 S6$ N6 E3 N3 E3 S9 E15 N37$.

LAND DESCRIPTION

TOTAL OB/XF 864

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	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