LOT 56
IN OR 1980/358
ISLAND BLUFF SUB PB 5/92

MANKEN JOSEPH K & MARISOL
2120 THRASHER LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-031B-0056-0000

BUILDING CHARACTERISTICS

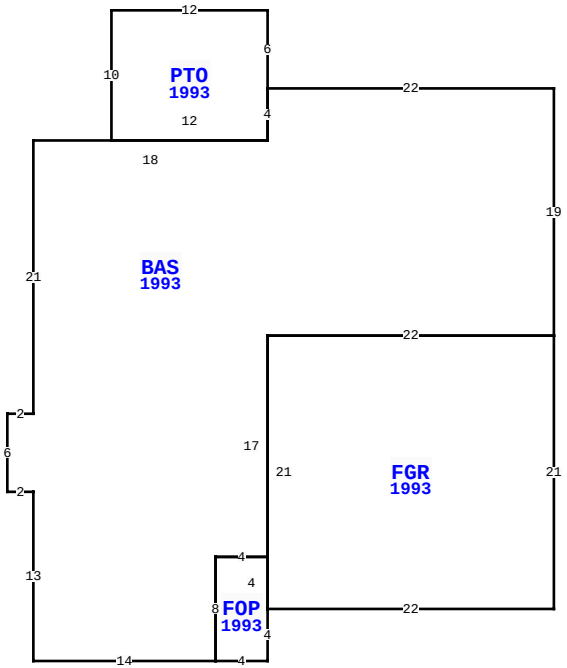
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,118	100	1993	1,118	190,159
FGR	462	55	1993	254	43,203
FOP	32	30	1993	10	1,701
PTO	120	5	1993	6	1,020
TOTALS	1,732			1,388	236,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,388	139.5732	194.01	269,286	1987	2000	0	0	0	12.33	87.67

1 SNGL FAM 100% - 2016 Heated Area: 1118 HX Base Yr 2016



2120 THRASHER LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		236,083
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		441,083
SOH/AGL Deduction		275,790
ASSESSED VALUE		165,293
TOTAL EXEMPTION VALUE	HX HB VX BX	61,411
BASE TAXABLE VALUE		103,882
TOTAL JUST VALUE		441,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3900	NEW CONSTR	24,627	02/26/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1980/0358	5/15/2015	WD	Q	I	01	160,000
GRANTOR: LUKE KIMBERLY C						
GRANTEE: MANKEN JOSEPH K & M						
1635/1978	8/19/2009	WD	Q	I	01	150,000
GRANTOR: AULD LAND SYNE INC						
GRANTEE: LUKE KIMBERLY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 PTO=[YR=1993] N6 W12 S10 E12 N4$ S4 W18 S21 W2 S6 E2 S13 E14 FOP=[YR=1993] E4 N4 FGR=[YR=1993] E22 N21 W22 S21$N4 W4 S8$ N8 E4 N17 E22 N19$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	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