

LOT 58
IN OR 1781/223
ISLAND GROVE PHASE 1 PB 5/44

KUBEREK SANDRA L
2110 GOLDEN ISLE CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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
BAS	1,160	100
FGR	360	55
FOP	40	30
FSP	180	40
TOTALS	1,740	1,442

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,442	133.4736	158.50	228,557	1985	1995	0	0	0 13.33	86.67	
1 SNGL FAM - 100% - 2013 Heated Area: 1160 HX Base Yr 2013												
TOTALS	1,740	1,442	198,090									

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8		Tax Dist:				
BUILDING MARKET VALUE		198,090				
TOTAL MARKET OB/XF VALUE		9,146				
TOTAL LAND VALUE - MARKET		110,000				
TOTAL MARKET VALUE		317,236				
SOH/AGL Deduction		193,425				
ASSESSED VALUE		123,811				
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE		73,811				
TOTAL JUST VALUE		317,236				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		327,887				

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
1	0810	CONCRETE A	0 100	57	9	513.00	SF	6.50	6.50	100	1985	1985
2	0810	CONCRETE A	0 100	0	0	170.00	SF	6.50	6.50	100	1987	1987
3	0810	CONCRETE A	0 100	21	4	84.00	SF	6.50	6.50	100	1985	1985
4	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	1986	1986
6	0855	CONC PAVER	0 100	0	0	939.00	SF	7.00	7.00	100	2010	2010
TOTAL OB/XF 9,146												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00
TOTAL OB/XF 9,146												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												