

LOT 62
IN OR 1822/197
ISLAND GROVE PHASE 2 PB 5/49

THEM THAT TRUST/DAVIS DANNIE DUANE TRUSTEE
PO BOX 15595
FERNANDINA BEACH, FL 32035

2023

00-00-30-0310-0062-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall	05	AVERAGE 100	0900	01	1,695	125.3500	148.85	252,301	1984	1984	0	0	16.75	83.25	VALUATION BY					STANDARD									
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 0% - 2023												Heated Area: 1412					HX Base Yr									
Roof Cover	03	COMP SHNGL 100																Tax Group: 8					Tax Dist:						
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					210,041						
Interior Floo	14	CARPET 80																TOTAL MARKET OB/XF VALUE					4,816						
Interior Floo	08	SHT VINYL 20																TOTAL LAND VALUE - MARKET					110,000						
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					324,857						
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					0						
Bedrooms	2	100																ASSESSED VALUE					324,857						
Bathrooms	2	100																TOTAL EXEMPTION VALUE					0						
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					324,857						
Stories	1.	1. 100																TOTAL JUST VALUE					324,857						
Units	0	100	NCON VALUE					0																					
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					335,582																					
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	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	252	100	252	31,227																									
BAS	1,160	100	1,160	143,744																									
FGR	492	55	271	33,581																									
FOP	40	30	12	1,487																									
TOTALS			1,944	1,695	210,041																								
EXTRA FEATURES			2133 GOLDEN ISLE CT, FERNANDINA BEACH																										
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													
1	0810	CONCRETE A	0	0	52	16		832.00	SF 6.50	100	1984	1984	3	47	2,542														
2	0810	CONCRETE A	0	0	20	4		80.00	SF 6.50	100	1984	1984	3	47	244														
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	1984	1984	3	58	2,030														
LAND DESCRIPTION																	TOTAL OB/XF 4,816												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	0	0006	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000												
REVIEW DATE 01/18/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																													