

LOT 63
IN OR 2536/1771
ISLAND GROVE PHASE 2 PB 5/49

BRADY KAREN LOPATA L/E/
2121 GOLDEN ISLE COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0063-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0900	01	2,449	127.2383	151.10	370,044	1985	1995	0	0	0	13.25	86.75	STANDARD																
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 0										Heated Area: 2167										HX Base Yr									
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		3 100																																					
Frame	02	WOOD FRAME 100																																					
Stories		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	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,783	100	1,783	233,714																																			
BAS	384	100	384	50,334																																			
FGR	483	55	266	34,867																																			
FOP	54	30	16	2,098																																			
TOTALS		2,704		2,449		321,013																																	
EXTRA FEATURES										2121 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																							
2	0855	CONC PAVER	0 100	58	17	986.00	SF	10.00	10.00	100	2007	2007	3	89	8,775																								
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100																								
5	0855	CONC PAVER	0 100	27	3	81.00	SF	10.00	10.00	100	2007	2007	3	89	721																								
7	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440																								
9	0350	CARPORT WD	0 100	0	0	213.00	SF	13.00	13.00	100	2007	2007	3	35	969																								
10	0810	CONCRETE A	0 100	0	0	500.00	SF	6.50	6.50	100	2007	2007	3	89	2,893																								
LAND DESCRIPTION										TOTAL OB/XF										16,898																			
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	100		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																																							