

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

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

2024

00-00-30-0310-0058-0000



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 60
Interior Floo	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
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NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1,160	166,768
FGR	360	55	198	28,465
FOP	40	30	12	1,725
FSP	180	40	72	10,351

TOTALS	1,740		1,442	207,310
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	57	9	513.00	SF	6.50	6.50	1,567
2	0810	CONCRETE A	0	100	0	0	170.00	SF	6.50	6.50	575
3	0810	CONCRETE A	0	100	21	4	84.00	SF	6.50	6.50	257
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	576
5	0855	CONC PAVER	0	100	0	0	939.00	SF	7.00	7.00	5,981

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

REVIEW DATE	01/31/2024	BY	KBA
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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	166.84	240,583	1985	1995	0	0	0 13.83	86.17
1 SNGL FAM - 100% - 2013											
Heated Area: 1160											
HX Base Yr 2013											

2110 GOLDEN ISLE CT, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/03/2024
	INC DATE		AG DATE	MLU

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	100	57	9	513.00	SF	6.50	6.50	100	1985	1985	3	47	1,567	
2	0810	CONCRETE A	0	100	0	0	170.00	SF	6.50	6.50	100	1987	1987	3	52	575	
3	0810	CONCRETE A	0	100	21	4	84.00	SF	6.50	6.50	100	1985	1985	3	47	257	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1986	1986	3	20	576	
5	0855	CONC PAVER	0	100	0	0	939.00	SF	7.00	7.00	100	2010	2010	3	91	5,981	

TOTAL OB/XF											
8,956											

Market:	0
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Agricultural:	0
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Common:	150,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		207,310	
TOTAL MARKET OB/XF VALUE		8,956	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		366,266	
SOH/AGL Deduction		238,741	
ASSESSED VALUE		127,525	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		77,525	
TOTAL JUST VALUE		366,266	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,236	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26111	REMODEL	4,000	06/01/2012
B26068	REMODEL	6,000	05/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1781/0223	2/29/2012	WD	U	I	38
GRANTOR: CLARK KARRIN					
GRANTEE: KUBEREK SANDRA L					
0722/0137	1/17/1995	WD	Q	I	
GRANTOR: PTACNIK PEGGY ANN					
GRANTEE: CLARK KARRIN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 S6 W8 FSP=[YR=1993] N10 W18 S10 E18 \$ W18 S22 FGR=[YR=1993] S22 E15 N8 FOP=[YR=1993] E8 N5 W8 S5 \$ N5 E4 N6 W2 N3 W17 \$ E17 S3 E2 S6 E4 S5 E15 N42 \$.											