LOT 60
IN OR 1619/542
ISLAND GROVE PHASE 2 PB 5/49

WINDHAM MILLARD E & PATSY W
2134 GOLDEN ISLE COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0310-0060-0000

BUILDING CHARACTERISTICS

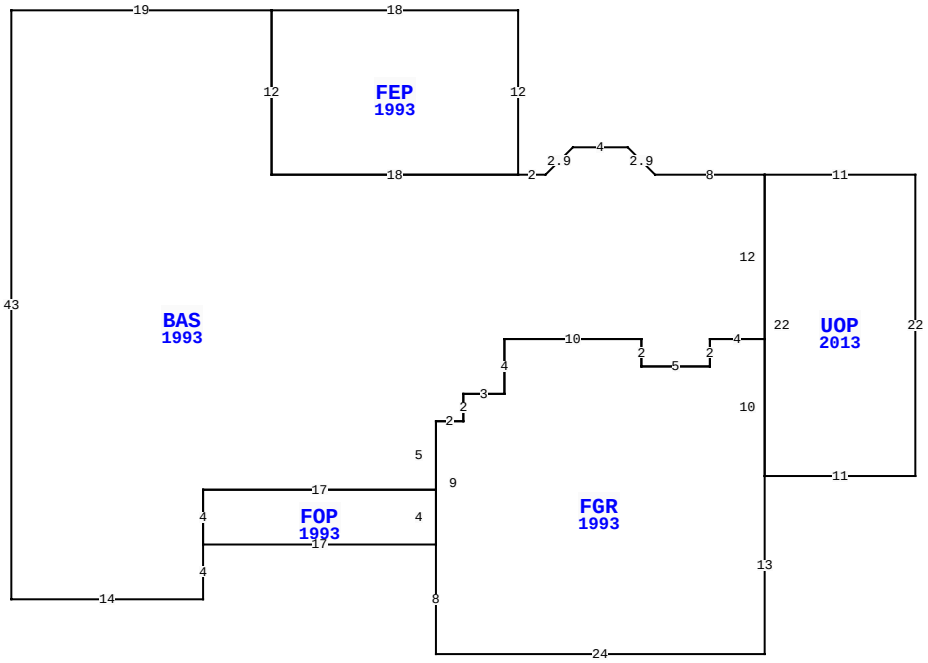
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,387	100	1,387	197,916
FEP	216	80	173	24,686
FGR	518	55	285	40,668
FOP	68	30	20	2,854
UOP	242	20	48	6,850
TOTALS	2,431		1,913	272,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,913	135.5781	169.47	324,196	1985	1990	0	0	0	15.80	84.20

1 SNGL FAM – 100% - 1999 Heated Area: 1387 HX Base Yr 1999



2134 GOLDEN ISLE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 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		272,973
TOTAL MARKET OB/XF VALUE		5,897
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		428,870
SOH/AGL Deduction		300,922
ASSESSED VALUE		127,948
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,948
TOTAL JUST VALUE		428,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1619/0542	4/17/2009	QC	U	I	11	100
GRANTOR: WINDHAM MILLARD E & P						
GRANTEE: WINDHAM MILLARD E &						
0846/1853	8/31/1998	WD	Q	I		82,000
GRANTOR: KRYZANOWSKI PETER J &						
GRANTEE: WINHAM MILLARD E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 U2 L2 W4 D2 L2 W2 FEP=[YR=1993] N12 W18 S12 E18 $ W18 N12 W19 S43 E14 N4 FOP=[YR=1993] E17 FGR=[YR=1993] S8 E24 N13 UOP=[YR=2013] E11 N22 W11 S22$ N10 W4 S2 W5 N2 W10 S4 W3 S2 W2 S9 $ N4 W17 S4 $ N4 E17 N5 E2 N2 E3 N4 E10 S2 E5 N2 E4 N12 $.

EXTRA FEATURES

LN	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	25	3	75.00	SF	4.88	4.88	100	1985	1985	3	47	172	
2	0810	CONCRETE A	0	100	75	12	900.00	SF	3.25	3.25	100	1985	1985	3	47	1,375	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
4	0810	CONCRETE A	0	100	4	9	36.00	SF	6.50	6.50	100	1985	1985	3	47	110	
5	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200	
6	0858	SCULP CONC	0	100	6	7	42.00	SF	6.50	6.50	100	1998	1998	3	93	254	
7	1242	WD DECK A	0	100	0	0	168.00	SF	10.00	10.00	100	2010	2010	3	45	756	

LAND DESCRIPTION

TOTAL OB/XF 5,897

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS