LOT 61
ISLAND GROVE PHASE 2 PB 5/49

RAFFA ZACHARY
84 GAINSBOROUGH ST 406W
BOSTON, MA 02115

2024

00-00-30-0310-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

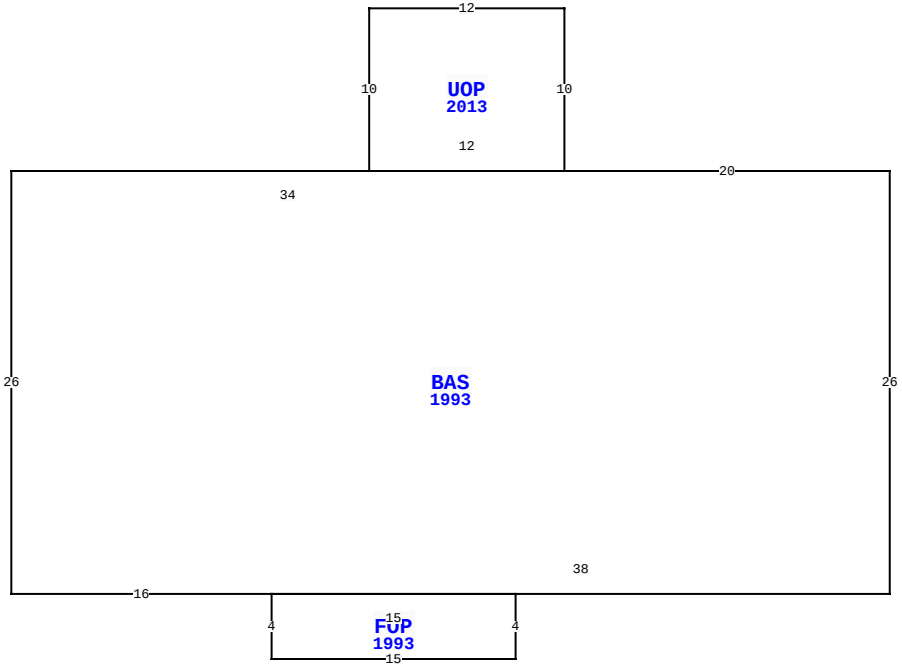
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	191,291
FOP	60	30	18	2,453
UOP	120	20	24	3,270
TOTALS	1,584		1,446	197,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,446	132.5168	165.65	239,530	1984	1984	0	0	0	17.75	82.25

1 SNGL FAM – 0% - 2024 Heated Area: 1404 HX Base Yr



2146 GOLDEN ISLE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	197,013
TOTAL MARKET OB/XF VALUE	2,360
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	349,373
SOH/AGL Deduction	0
ASSESSED VALUE	349,373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,373
TOTAL JUST VALUE	349,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/587	6/20/2024	WD	Q	I	01	393,000
GRANTOR: WELSH TRACEY L						
GRANTEE: RAFFA ZACHARY						
2689/1052	1/16/2024	FJ	U	I	11	0
GRANTOR: WELSH BARBARA P EST						
GRANTEE: WELSH TRACEY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=2013] N10 W12 S10 E12$ W34 S26 E16
FOP=[YR=1993] S4 E15 N4 W15 $ E38 N26 $.

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	0	53	9	477.00	SF	6.50	6.50	100	1985	1985	3	47	1,457	
2	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	1985	1985	3	47	183	
3	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1996	1996	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 2,360

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	0		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