



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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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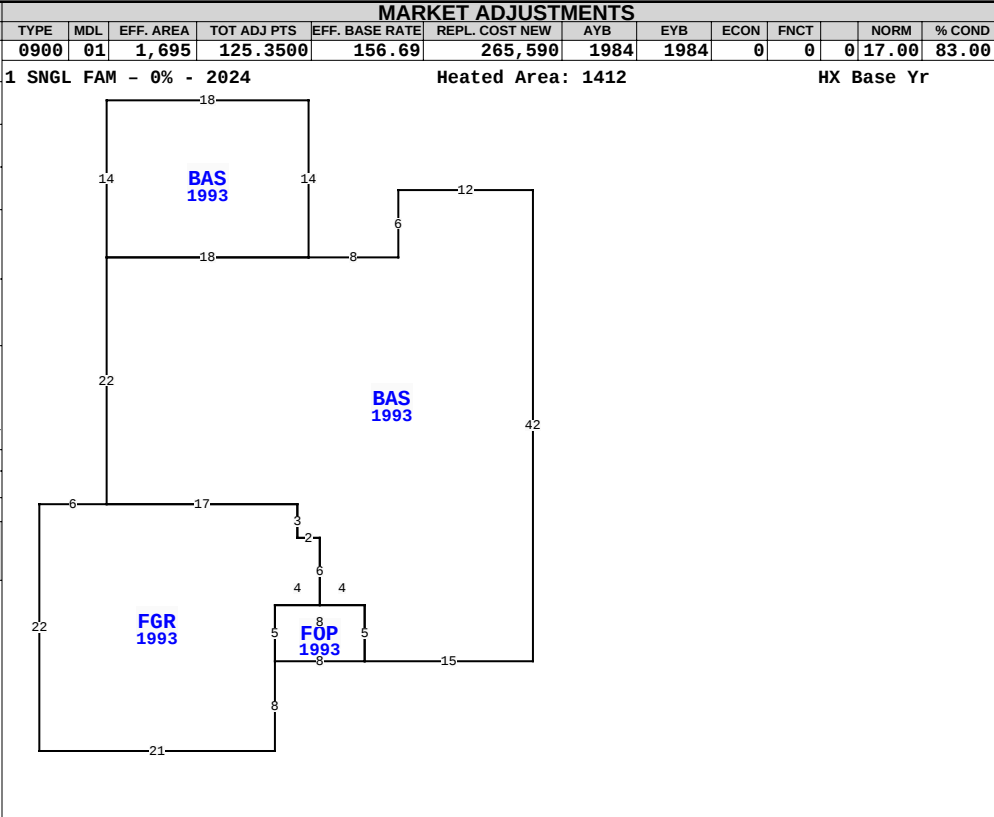
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100	252	32,773
BAS	1,160	100	1,160	150,861
FGR	492	55	271	35,244
FOP	40	30	12	1,560

TOTALS	1,944		1,695	220,440
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	52	16		832.00 SF 6.50	
2	0810	CONCRETE A	0	0	20	4		80.00 SF 6.50	
3	0500	FP-PRE FAB	0	0	0	0		1.00 UT 3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	RSF-2	0.00	0.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
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2133 GOLDEN ISLE CT, FERNANDINA BEACH

TOTAL OB/XF									
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REVIEW DATE	01/31/2024	BY	KBA
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Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0
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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	1,695	125.3500	156.69	265,590	1984	1984	0	0	0 17.00	83.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		220,440
TOTAL MARKET OB/XF VALUE		4,569
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		375,009
SOH/AGL Deduction		0
ASSESSED VALUE		375,009
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		375,009
TOTAL JUST VALUE		375,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23780	REPAIR/RRF	1,100	07/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2711/174	5/08/2024	WD	Q	I	01	480,000	
GRANTOR: CITYGATE HOMES LLC							
GRANTEE: WILLIAMS TONYA							
2682/1542	12/04/2023	TD	U	I	37	343,200	
GRANTOR: THEM THAT TRUST							
GRANTEE: CITYGATE HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 S6 W8 BAS=[YR=1993] N14 W18 S14 E18 \$ W18 S22 FGR=[YR=1993] W6 S22 E21 N8 FOP=[YR=1993] E8 N5 W8 S5 \$ N5 E4 N6 W2 N3 W17 \$ E17 S3 E2 S6 E4 S5 E15 N42 \$.									

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REVIEW DATE	01/31/2024	BY	KBA
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Common: 150,000	PRINTED 08/06/2024 BY SYS
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