

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

2024

00-00-30-0310-0063-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		05	AVERAGE 100		0900	01	2,449	127.2383		159.05	389,513	1985	1995	0	0	0	13.75	86.25	VALUATION BY					STANDARD					
Roof Structure		08	IRREGULAR 100		1 SNGL FAM - 100% - 0															Heated Area: 2167					HX Base Yr				
Roof Cover		03	COMP SHNGL 100																	Tax Group: 8					Tax Dist:				
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE					335,955				
Interior Floor		14	CARPET 70																	TOTAL MARKET OB/XF VALUE					16,578				
Interior Floor		11	CLAY TILE 30																	TOTAL MARKET VALUE					150,000				
Air Condition		03	CENTRAL 100																	TOTAL LAND VALUE - MARKET					502,533				
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					344,455				
Bedrooms			3 100																	ASSESSED VALUE					158,078				
Bathrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB				
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					108,078				
Stories		1.	1. 100																	TOTAL JUST VALUE					502,533				
Units			0 100		NCON VALUE					0																			
BUD8 Adjustme		05	DIST 1A 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					447,911																			
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	244,593																									
BAS	384	100	384	52,677																									
FGR	483	55	266	36,490																									
FOP	54	30	16	2,195																									
TOTALS		2,704	2,449	335,955																									
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														
1	0855	CONC PAVER	0 100	58 17	986.00	SF	10.00	10.00	100	2007	2007	3	88	8,677															
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030															
3	0855	CONC PAVER	0 100	27 3	81.00	SF	10.00	10.00	100	2007	2007	3	88	713															
4	0940	SHEDS/PORT	0 100	12 20	240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440															
5	0350	CARPORT WD	0 100	0 0	213.00	SF	13.00	13.00	100	2007	2007	3	31	858															
6	0810	CONCRETE A	0 100	0 0	500.00	SF	6.50	6.50	100	2007	2007	3	88	2,860															