

LOT 64
IN OR 1760/1646
ISLAND GROVE PHASE 1 PB 5/44

BENTON DONALEE A
2109 GOLDEN ISLE CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0310-0064-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 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	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
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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	1,336	100	1,336	183,368
FGR	420	55	231	31,705
FOP	30	30	9	1,236
FSP	252	40	101	13,862

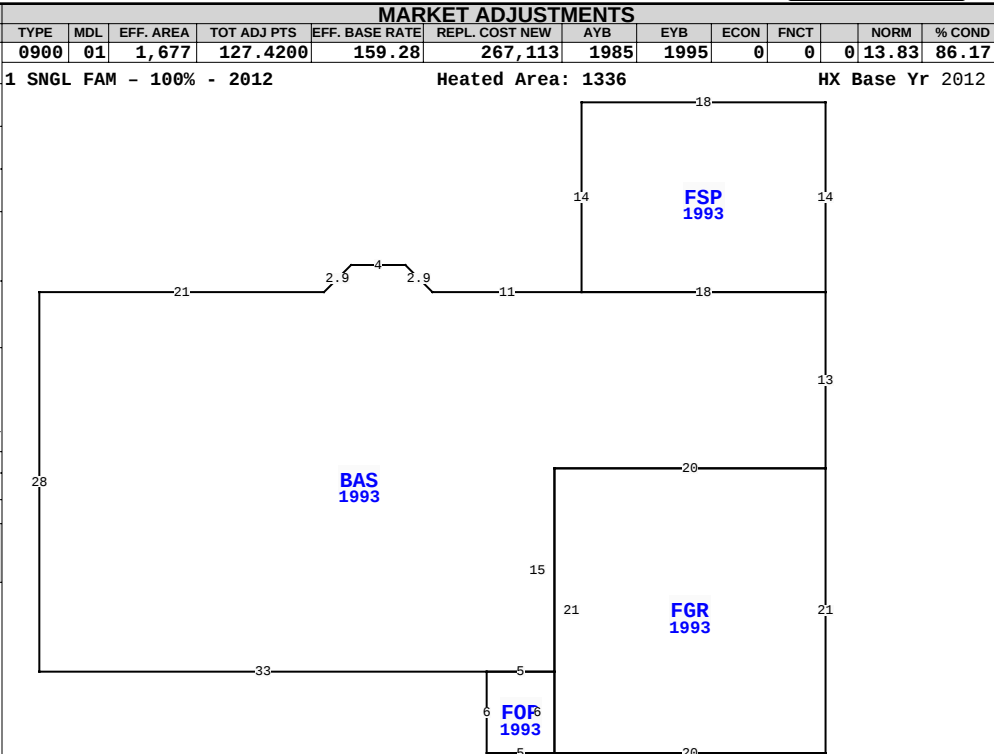
TOTALS	2,038	1,677	230,171
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EXTRA FEATURES

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	46	16	736.00	SF	6.50	6.50	100	1995	1995	3	70	3,349	
2	0810	CONCRETE A	0	100	9	4	36.00	SF	6.50	6.50	100	1985	1985	3	47	110	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	31.50	31.50	100	2011	2011	3	50	1,890	
4	0680	POLE SHED	0	100	7	4	28.00	SF	10.00	10.00	100	2011	2011	3	64	179	
5	0855	CONC PAVER	0	100	0	0	428.00	SF	7.00	7.00	100	2012	2012	3	93	2,786	
6	0855	CONC PAVER	0	100	0	0	408.00	SF	7.00	7.00	100	2012	2012	3	93	2,656	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



2109 GOLDEN ISLE CT, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2024 MLU

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	230,171		
TOTAL MARKET OB/XF VALUE	10,970		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	391,141		
SOH/AGL Deduction	274,254		
ASSESSED VALUE	116,887		
TOTAL EXEMPTION VALUE	HX HB SX 100,000		
BASE TAXABLE VALUE	16,887		
TOTAL JUST VALUE	391,141		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	341,253		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1760/1646	10/18/2011	WD	U	I	11	85,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: BENTON DONALEE A						
1758/0393	9/30/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS	
FSP=[YR=1993] W18 S14 BAS=[YR=1993] W11 U2 L2 W4 D2 L2 W21 S28 E33 FOP=[YR=1993] S6 E5 FGR=[YR=1993] E20 N21 W20 S21 \$ N6 W5 \$ E5 N15 E20 N13 W18 \$ E18 N14 \$.	