LOT 59
IN OR 1905/1360
ISLAND GROVE PHASE 2 PB 5/49

OSGOOD RICHARD J III
2122 GOLDEN ISLE CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

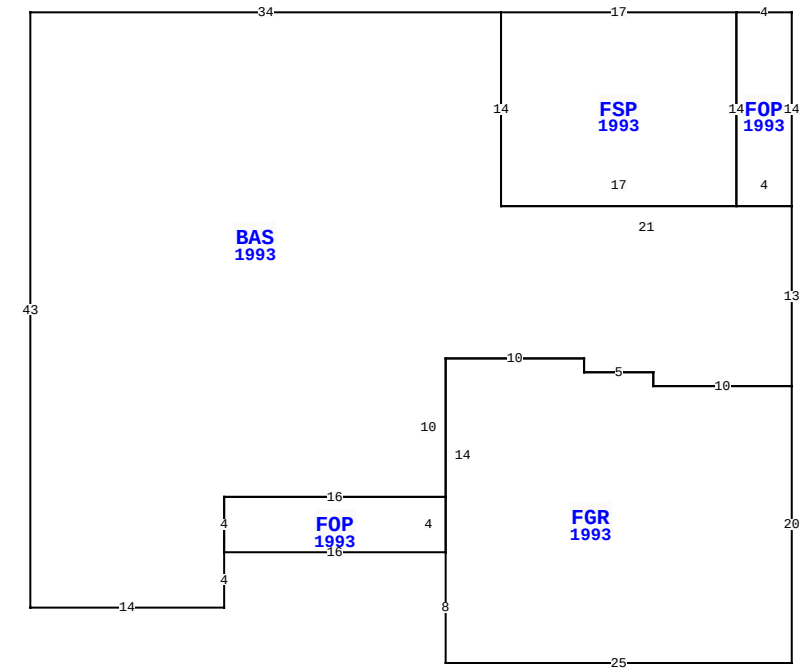
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,518	100	1993	1,518	214,794
FGR	525	55	1993	289	40,893
FOP	56	30	1993	17	2,405
FOP	64	30	1993	19	2,688
FSP	238	40	1993	95	13,442
TOTALS	2,401			1,938	274,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,938	127.2383	167.95	325,487	1985	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2015 Heated Area: 1518 HX Base Yr 2015



2122 GOLDEN ISLE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		274,223
TOTAL MARKET OB/XF VALUE		15,012
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		489,235
SOH/AGL Deduction		297,422
ASSESSED VALUE		191,813
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,091
TOTAL JUST VALUE		489,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1027	ADDITION	2,300	05/01/1994
4094	OTHER	2,220	10/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1905/1360	2/28/2014	WD	U	I	30	125,000
GRANTOR: LONGO ANTHONY J & PAT						
GRANTEE: OSGOOD RICHARD J II						
0702/1113	4/18/1994	WD	Q	I		78,900
GRANTOR: STRENGTH RICHARD & GL						
GRANTEE: LONGO ANTHONY J & P						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W4 FSP=[YR=1993] W17 BAS=[YR=1993] W34 S43 E14 N4 FOP=[YR=1993] E16 FGR=[YR=1993] S8 E25 N20 W10 N1 W5 N1 W10 S14 $ N4 W16 S4 $ N4 E16 N10 E10 S1 E5 S1 E10 N13 W21 N14 $ S14 E17 N14 $ S14 E4 N14 $.

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	0855	CONC PAVER	0	100	24	3	72.00	SF	10.00	10.00	100	2006	2006	3	86	619	
2	0855	CONC PAVER	0	100	53	23	1,219.00	SF	10.00	10.00	100	2006	2006	3	86	10,483	
3	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	1985	1985	3	44	92	
4	0855	CONC PAVER	0	100	148	3	444.00	SF	10.00	10.00	100	2006	2006	3	86	3,818	

LAND DESCRIPTION

TOTAL OB/XF 15,012

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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS