

WINDHAM MILLARD E & PATSY W
2134 GOLDEN ISLE COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0060-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	05	AVERAGE 70								0900	01	1,913	135.5781	178.96	342,350	1985	1990		0	0	16.13	83.87	VALUATION BY								STANDARD																								
Exterior Wall	12	CEDAR 30								1 SNGL FAM - 100% - 1999										Heated Area: 1387										HX Base Yr 1999										Tax Group: 8								Tax Dist:							
Roof Structur	08	IRREGULAR 100																		BUILDING MARKET VALUE										287,129																									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										5,634																									
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										200,000																									
Interior Floo	11	CLAY TILE 50																		TOTAL MARKET VALUE										492,763																									
Interior Floo	13	LVT/LAMNT 50																		SOH/AGL Deduction										361,105																									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										131,658																									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,722																									
Bedrooms		3 100																		BASE TAXABLE VALUE										80,936																									
Bathrooms		2 100																		TOTAL JUST VALUE										492,763																									
Frame	02	WOOD FRAME 100																		NCON VALUE										0																									
Stories	1.	1. 100								INCOME VALUE																																													
Units		0 100								PREVIOUS YEAR MKT VALUE										428,870																																			
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	1,387	100	1993	1,387	208,180																																																		
FEP	216	80	1993	173	25,966																																																		
FGR	518	55	1993	285	42,777																																																		
FOP	68	30	1993	20	3,002																																																		
UOP	242	20	2013	48	7,204																																																		
TOTALS		2,431			1,913	287,129																																																	
EXTRA FEATURES										2134 GOLDEN ISLE CT, FERNANDINA BEACH										BLD DATE										LGL DATE																									
																				XF DATE										LAND DATE																									
																				INC DATE										AG DATE																									
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	25	3	75.00	SF	4.88	4.88	100	1985	1985	3	44	161																																								
2	0810	CONCRETE A	0 100	75	12	900.00	SF	3.25	3.25	100	1985	1985	3	44	1,287																																								
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960																																								
4	0810	CONCRETE A	0 100	4	9	36.00	SF	6.50	6.50	100	1985	1985	3	44	103																																								
5	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200																																								
6	0858	SCULP CONC	0 100	6	7	42.00	SF	6.50	6.50	100	1998	1998	3	92	251																																								
7	1242	WD DECK A	0 100	0	0	168.00	SF	10.00	10.00	100	2010	2010	3	40	672																																								
LAND DESCRIPTION										TOTAL OB/XF										5,634																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																																						