



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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. 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	1,404	100	1993	1,404	175,764
FOP	60	30	1993	18	2,253
UOP	120	20	2013	24	3,005
TOTALS	1,584			1,446	181,022

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	53	9	477.00	SF	6.50
2	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50
3	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0900	01	1,446	130.3640	172.08	248,828	1984	1984	0	0	10	17.25	72.75
1 SNGL FAM - 0% - 2025												
Heated Area: 1404												
HX Base Yr												
2146 GOLDEN ISLE CT, FERNANDINA BEACH												

TOTAL OB/XF												
2,256												
05/06/2025 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			181,022
TOTAL MARKET OB/XF VALUE			2,256
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			383,278
SOH/AGL Deduction			0
ASSESSED VALUE			383,278
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			383,278
TOTAL JUST VALUE			383,278
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2720/587	6/20/2024	WD	Q	I	01	393,000	
GRANTOR: WELSH TRACEY L							
GRANTEE: RAFFA ZACHARY							
2689/1052	1/16/2024	FJ	U	I	11	0	
GRANTOR: WELSH BARBARA P EST							
GRANTEE: WELSH TRACEY L							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W20 UOP=[YR=2013] N10 W12 S10 E12\$ W34 S26 E16									
FOP=[YR=1993] S4 E15 N4 W15 \$ E38 N26 \$.									