



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 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		2 100
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

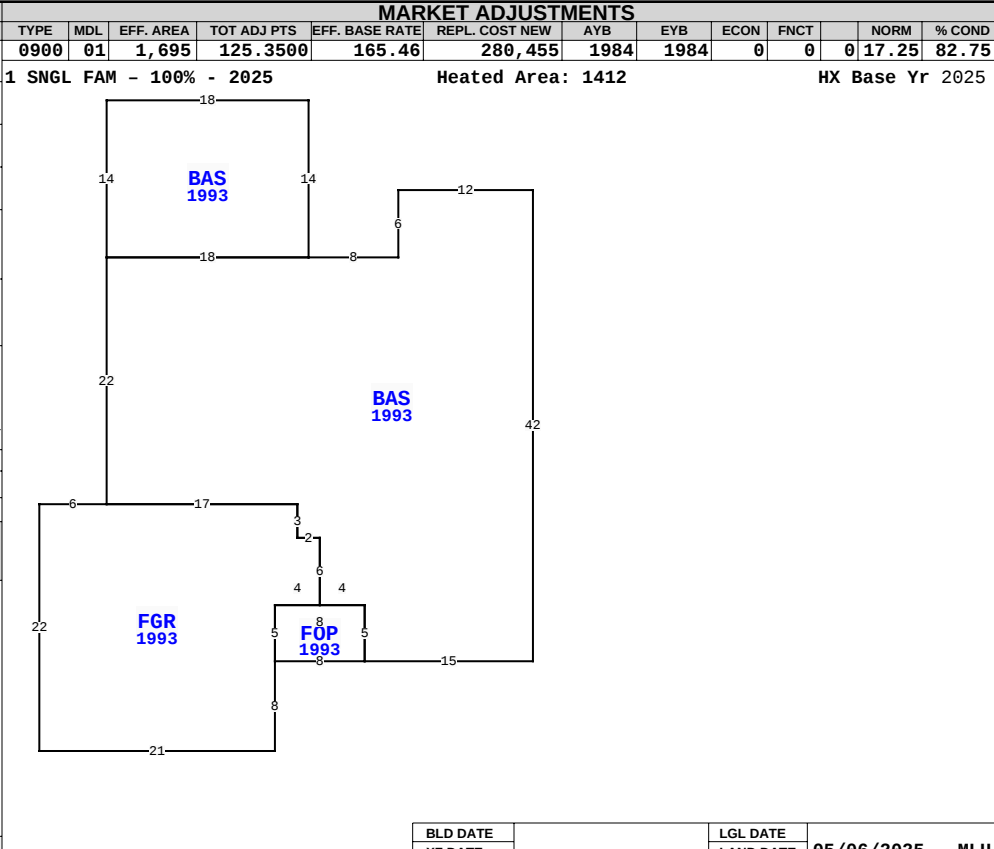
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100	1993	252	34,503
BAS	1,160	100	1993	1,160	158,825
FGR	492	55	1993	271	37,105
FOP	40	30	1993	12	1,643
TOTALS	1,944			1,695	232,077

EXTRA FEATURES					
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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	52	16	832.00	SF	6.50	6.50	100	1984	1984	3	41	2,217	
2	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	1984	1984	3	41	213	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100	0006	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000		



2133 GOLDEN ISLE CT, FERNANDINA BEACH	BLD DATE		LGL DATE	05/06/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF										4,320									
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TOTAL OB/XF										4,320									
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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VALUATION SUMMARY										STANDARD									
VALUATION BY																			
Tax Group: 8										Tax Dist:									
BUILDING MARKET VALUE										232,077									
TOTAL MARKET OB/XF VALUE										4,320									
TOTAL LAND VALUE - MARKET										200,000									
TOTAL MARKET VALUE										436,397									
SOH/AGL Deduction										0									
ASSESSED VALUE										436,397									
TOTAL EXEMPTION VALUE										HX HB 50,722									
BASE TAXABLE VALUE										385,675									
TOTAL JUST VALUE										436,397									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										375,009									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23780	REPAIR/RRF	1,100	07/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2711/174	5/08/2024	WD	Q	I	01	480,000	
GRANTOR:CITYGATE HOMES LLC							
GRANTEE:WILLIAMS TONYA							
2682/1542	12/04/2023	TD	U	I	37	343,200	
GRANTOR:THEM THAT TRUST							
GRANTEE:CITYGATE HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 S6 W8 BAS=[YR=1993] N14 W18 S14 E18 \$ W18 S22 FGR=[YR=1993] W6 S22 E21 N8 FOP=[YR=1993] E8 N5 W8 S5 \$ N5 E4 N6 W2 N3 W17 \$ E17 S3 E2 S6 E4 S5 E15 N42 \$.									