

LOT 63
IN OR 2536/1771
ISLAND GROVE PHASE 2 PB 5/49

BRADY KAREN LOPATA L/E/
2121 GOLDEN ISLE COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0063-0000



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		3 100
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
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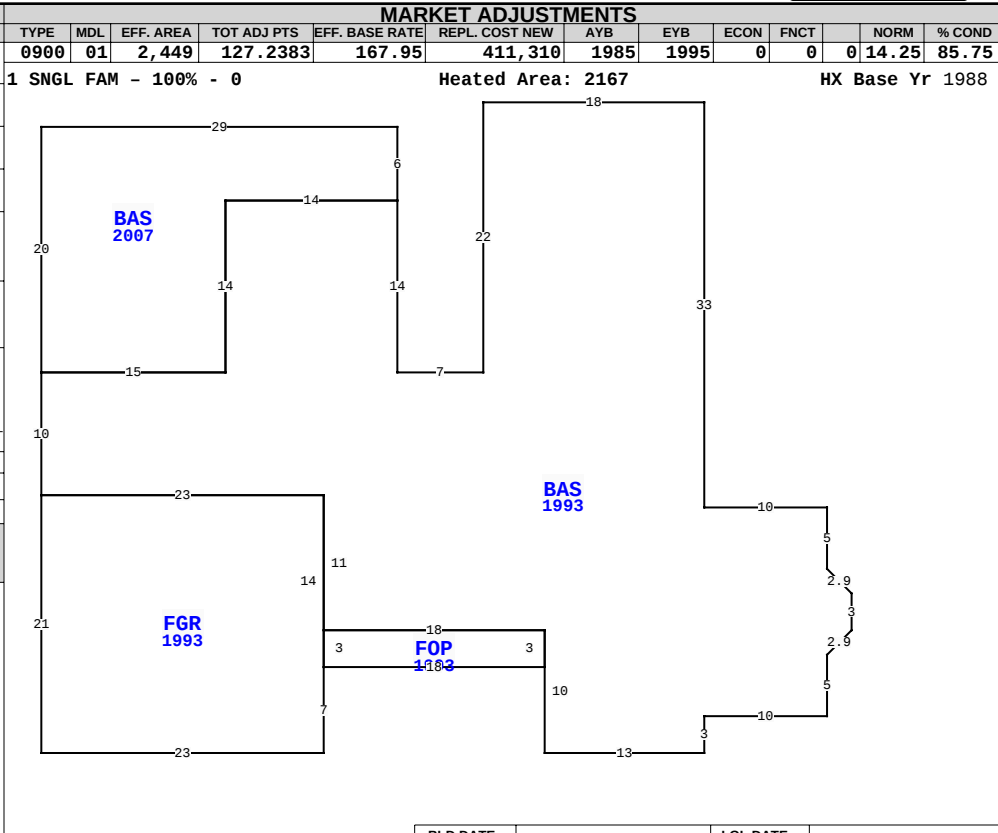
NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1993	1,783	256,783
BAS	384	100	2007	384	55,303
FGR	483	55	1993	266	38,309
FOP	54	30	1993	16	2,304

TOTALS	2,704			2,449	352,698
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	58	17	986.00	SF	10.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0855	CONC PAVER	0	100	27	3	81.00	SF	10.00
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00
5	0350	CARPORT WD	0	100	0	0	213.00	SF	13.00
6	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00



2121 GOLDEN ISLE CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	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	0855	CONC PAVER	0	100	58	17	986.00	SF	10.00	10.00	100	2007	2007	3	87	8,578	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
3	0855	CONC PAVER	0	100	27	3	81.00	SF	10.00	10.00	100	2007	2007	3	87	705	
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440	
5	0350	CARPORT WD	0	100	0	0	213.00	SF	13.00	13.00	100	2007	2007	3	27	748	
6	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	2007	2007	3	87	2,828	

TOTAL OB/XF														16,259		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000				

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										352,698	
TOTAL MARKET OB/XF VALUE										16,259	
TOTAL LAND VALUE - MARKET										200,000	
TOTAL MARKET VALUE										568,957	
SOH/AGL Deduction										406,295	
ASSESSED VALUE										162,662	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										111,940	
TOTAL JUST VALUE										568,957	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										502,533	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12454	H/AC	0	02/01/2007
B19154	ADDITION	60,000	12/01/2006
R09936	REPAIR/RRF	12,000	12/01/2006
7957	ADDITION	9,800	03/24/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2536/1771	2/02/2022	LE	U	I	14	100			
GRANTOR: BRADY KAREN LOPATA									
GRANTEE: BRADY KRAEN MARIE L									
0525/0997	9/01/1987	WD	Q	I		69,000			
GRANTOR: SHAW PATRICK& TAMARA									
GRANTEE: BRADY KAREN LOPATA									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W10N33W18S22W7 N14 BAS=[YR=2007] N6W29 S20E15N14E14\$ W14S14W15 S10 FGR=[YR=1993] S21E23N7 FOP=[YR=1993] E18N3W18S3\$N14W23\$ E23 S11E18 S10E13N3E10 N5 U2 R2 N3 U2 L2 N5\$.									