LOT 58
IN OR 1781/223
ISLAND GROVE PHASE 1 PB 5/44

KUBEREK SANDRA L
2110 GOLDEN ISLE CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0058-0000

BUILDING CHARACTERISTICS

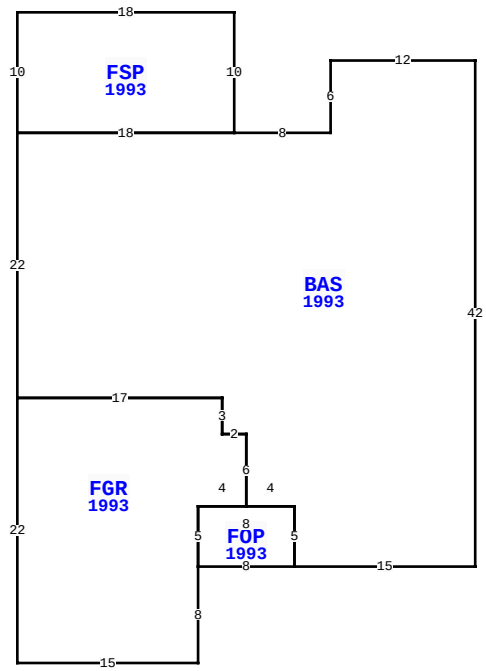
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,160	100	1993	1,160	183,299
FGR	360	55	1993	198	31,287
FOP	40	30	1993	12	1,896
FSP	180	40	1993	72	11,377
TOTALS	1,740			1,442	227,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,442	133.4736	185.53	267,534	1985	1995	0	0	0	14.83	85.17

1 SNGL FAM 100% - 2013 Heated Area: 1160 HX Base Yr 2013



2110 GOLDEN ISLE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		227,859
TOTAL MARKET OB/XF VALUE		576
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		433,435
SOH/AGL Deduction		298,669
ASSESSED VALUE		134,766
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,355
TOTAL JUST VALUE		433,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26111	REMODEL	4,000	06/01/2012
B26068	REMODEL	6,000	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1781/0223	2/29/2012	WD	U	I	38	71,000
GRANTOR: CLARK KARRIN						
GRANTEE: KUBEREK SANDRA L						
0722/0137	1/17/1995	WD	Q	I		69,000
GRANTOR: PTACNIK PEGGY ANN						
GRANTEE: CLARK KARRIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S6 W8 FSP=[YR=1993] N10 W18 S10 E18 $ W18 S22 FGR=[YR=1993] S22 E15 N8 FOP=[YR=1993] E8 N5 W8 S5 $ N5 E4 N6 W2 N3 W17 $ E17 S3 E2 S6 E4 S5 E15 N42 $.

EXTRA FEATURES

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
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1986	1986	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS