LOT 59
IN OR 1905/1360
ISLAND GROVE PHASE 2 PB 5/49

OSGOOD RICHARD J III
2122 GOLDEN ISLE CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

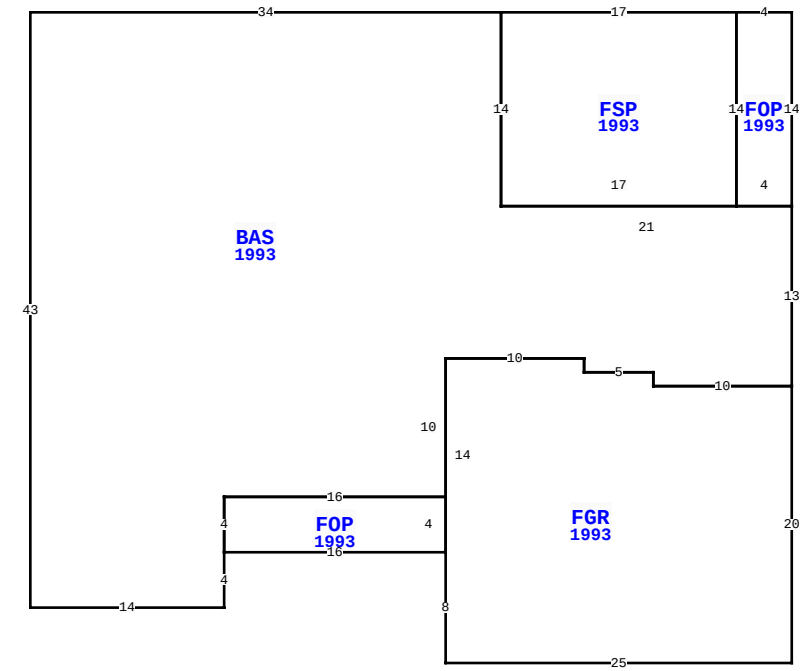
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,518	100	1993	1,518	225,517
FGR	525	55	1993	289	42,935
FOP	56	30	1993	17	2,526
FOP	64	30	1993	19	2,822
FSP	238	40	1993	95	14,114
TOTALS	2,401			1,938	287,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,938	127.2383	176.86	342,755	1985	1990	0	0	0	16.00	84.00

1 SNGL FAM 100% - 2015 Heated Area: 1518 HX Base Yr 2015



2122 GOLDEN ISLE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		287,914
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		492,914
SOH/AGL Deduction		295,922
ASSESSED VALUE		196,992
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,581
TOTAL JUST VALUE		492,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1027	ADDITION	2,300	05/01/1994
4094	OTHER	2,220	10/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1905/1360	2/28/2014	WD	U	I	30	125,000
GRANTOR: LONGO ANTHONY J & PAT						
GRANTEE: OSGOOD RICHARD J II						
0702/1113	4/18/1994	WD	Q	I		78,900
GRANTOR: STRENGTH RICHARD & GL						
GRANTEE: LONGO ANTHONY J & P						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W4 FSP=[YR=1993] W17 BAS=[YR=1993] W34 S43 E14 N4 FOP=[YR=1993] E16 FGR=[YR=1993] S8 E25 N20 W10 N1 W5 N1 W10 S14 $ N4 W16 S4 $ N4 E16 N10 E10 S1 E5 S1 E10 N13 W21 N14 $ S14 E17 N14 $ S14 E4 N14 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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