

LOT 60
IN OR 1619/542
ISLAND GROVE PHASE 2 PB 5/49

WINDHAM MILLARD E & PATSY W
2134 GOLDEN ISLE COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0060-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	13	LVT/LAMNT 50
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

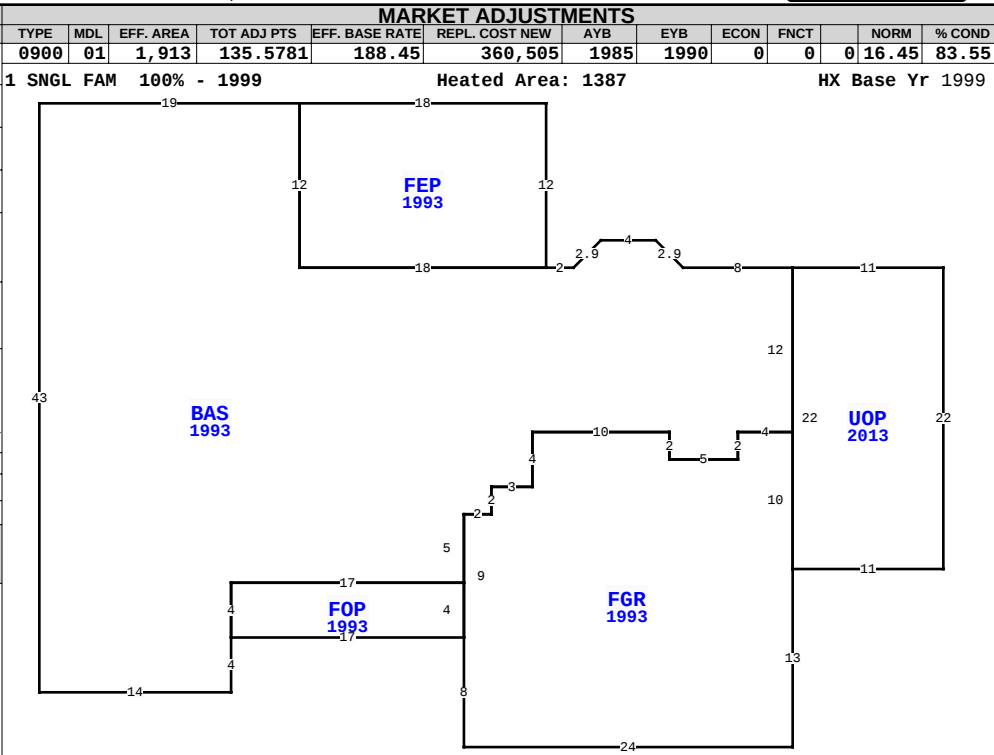
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,387	100	1993	1,387	218,383
FEP	216	80	1993	173	27,239
FGR	518	55	1993	285	44,873
FOP	68	30	1993	20	3,149
UOP	242	20	2013	48	7,558

TOTALS	2,431			1,913	301,202
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00
7	1242	WD DECK A	0	100	0	0	168.00	SF	10.00

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



2134 GOLDEN ISLE CT, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/28/2026
	INC DATE		AG DATE	MLU

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		301,202	
TOTAL MARKET OB/XF VALUE		3,678	
TOTAL LAND VALUE - MARKET		205,000	
TOTAL MARKET VALUE		509,880	
SOH/AGL Deduction		374,667	
ASSESSED VALUE		135,213	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		83,802	
TOTAL JUST VALUE		509,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		492,763	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1619/0542	4/17/2009	QC	U	I	11	100	
GRANTOR: WINDHAM MILLARD E & P							
GRANTEE: WINDHAM MILLARD E &							
0846/1853	8/31/1998	WD	Q	I		82,000	
GRANTOR: KRYZANOWSKI PETER J &							
GRANTEE: WINHAM MILLARD E &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W8 U2 L2 W4 D2 L2 W2 FEP=[YR=1993] N12 W18 S12 E18 \$ W18 N12 W19 S43 E14 N4 FOP=[YR=1993] E17 FGR=[YR=1993] S8 E24 N13 UOP=[YR=2013] E11 N22 W11 S22\$ N10 W4 S2 W5 N2 W10 S4 W3 S2 W2 S9 \$ N4 W17 S4 \$ N4 E17 N5 E2 N2 E3 N4 E10 S2 E5 N2 E4 N12 \$.									