LOT 62
ISLAND GROVE PHASE 2 PB 5/49

WILLIAMS TONYA
2133 GOLDEN ISLE CT
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0310-0062-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

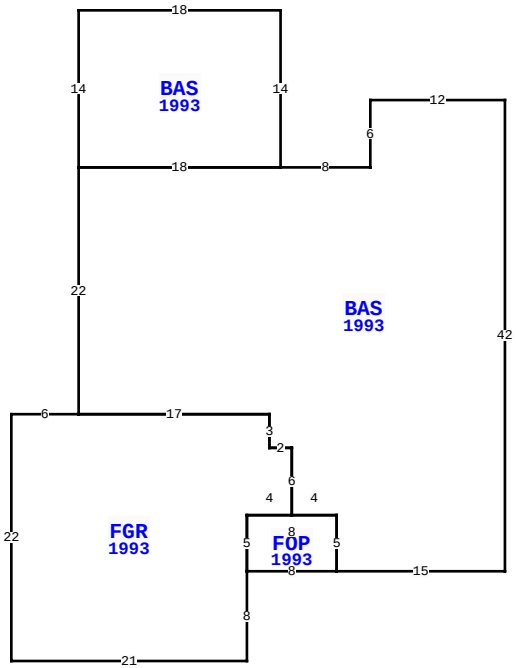
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 36,224 |
| BAS | 1,160 | 100 | 1993 | 1,160 | 166,747 |
| FGR | 492 | 55 | 1993 | 271 | 38,956 |
| FOP | 40 | 30 | 1993 | 12 | 1,725 |
| TOTALS | 1,944 | | | 1,695 | 243,653 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,695 | 125.3500 | 174.24 | 295,337 | 1984 | 1984 | 0 | 0 | 0 | 17.50 | 82.50 |

1 SNGL FAM 100% - 2025 Heated Area: 1412 HX Base Yr 2025




2133 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 | | 243,653 |
| TOTAL MARKET OB/XF VALUE | | 1,803 |
| TOTAL LAND VALUE - MARKET | | 205,000 |
| TOTAL MARKET VALUE | | 450,456 |
| SOH/AGL Deduction | | 65,098 |
| ASSESSED VALUE | | 385,358 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 333,947 |
| TOTAL JUST VALUE | | 450,456 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 436,397 |

| 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

### 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 $ .

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1984 | 1984 | 3 | 51.5 | 1,803 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,803

| 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 | 0006 | 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