

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

2026

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
NEIGHBORHOOD/LOC	2009.00		

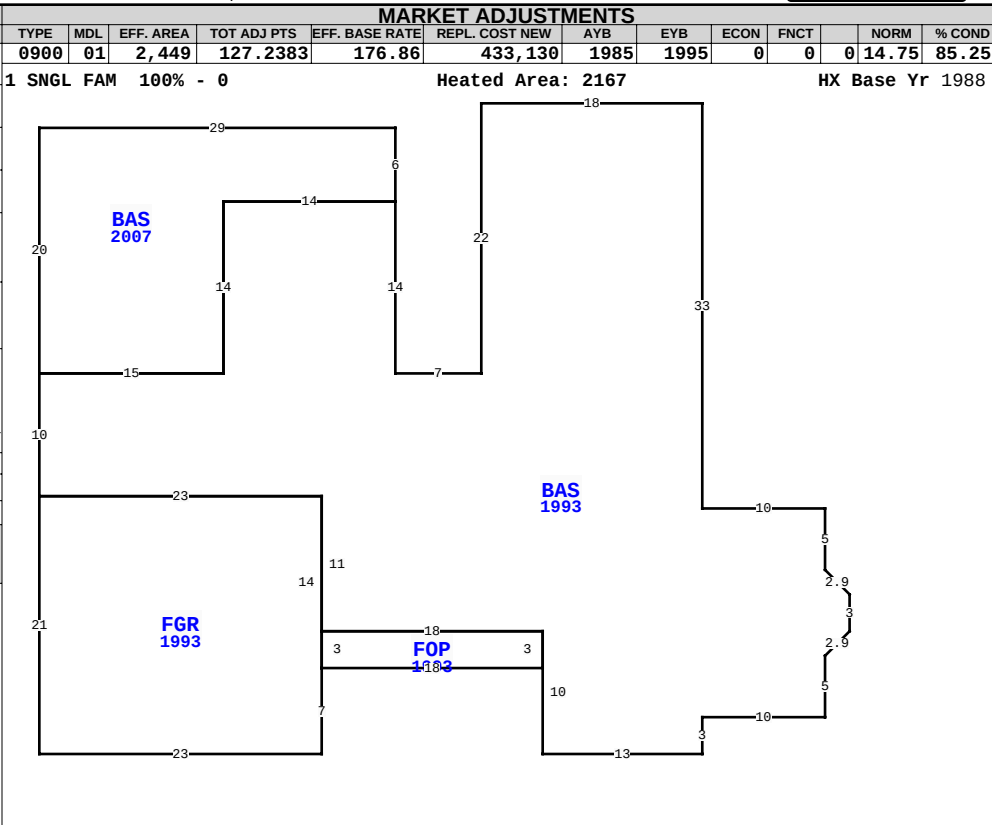
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1993	1,783	268,828
BAS	384	100	2007	384	57,897
FGR	483	55	1993	266	40,106
FOP	54	30	1993	16	2,413

TOTALS	2,704			2,449	369,243
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
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

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

REVIEW DATE	01/31/2024	BY	KBA
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2121 GOLDEN ISLE CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/28/2026	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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
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	24	665	

TOTAL OB/XF													3,995	
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	205,000.00	205,000.00	205,000.00			

Total Acres: 0.00	Total Land Value: 205,000	Market: 0	Agricultural: 0	Common: 205,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				369,243	
TOTAL MARKET OB/XF VALUE				3,995	
TOTAL LAND VALUE - MARKET				205,000	
TOTAL MARKET VALUE				578,238	
SOH/AGL Deduction				411,184	
ASSESSED VALUE				167,054	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				115,643	
TOTAL JUST VALUE				578,238	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				568,957	

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\$.							