LOT 64
IN OR 1760/1646
ISLAND GROVE PHASE 1 PB 5/44

BENTON DONALEE A
2109 GOLDEN ISLE CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0064-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
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

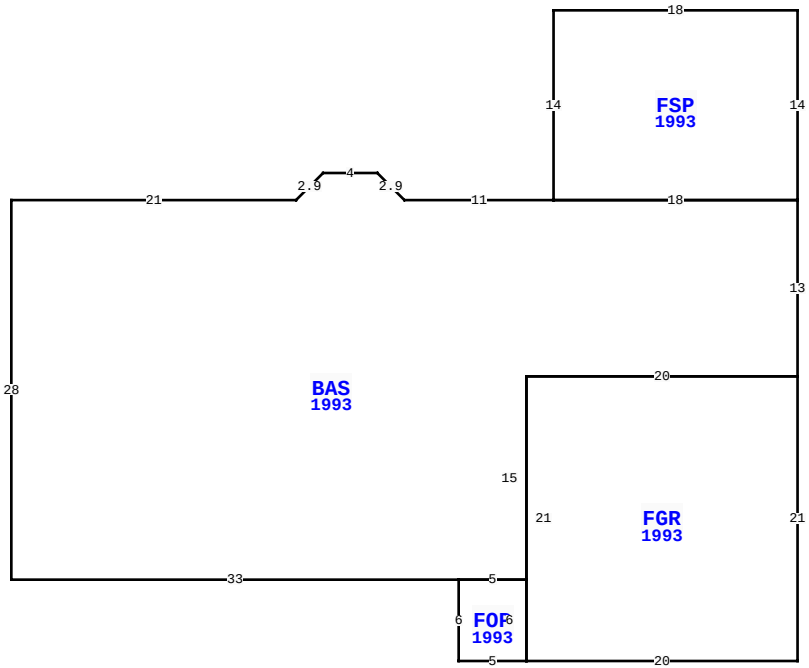
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1993	1,336	201,528
FGR	420	55	1993	231	34,845
FOP	30	30	1993	9	1,358
FSP	252	40	1993	101	15,235
TOTALS	2,038			1,677	252,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,677	127.4200	177.11	297,013	1985	1995	0	0	0	14.83	85.17

1 SNGL FAM 100% - 2012 Heated Area: 1336 HX Base Yr 2012



2109 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		252,966
TOTAL MARKET OB/XF VALUE		1,669
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		459,635
SOH/AGL Deduction		336,111
ASSESSED VALUE		123,524
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		22,113
TOTAL JUST VALUE		459,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1760/1646	10/18/2011	WD	U	I	11	85,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: BENTON DONALEE A						
1758/0393	9/30/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W18 S14 BAS=[YR=1993] W11 U2 L2 W4 D2 L2 W21 S28 E33 FOP=[YR=1993] S6 E5 FGR=[YR=1993] E20 N21 W20 S21 $ N6 W5 $ E5 N15 E20 N13 W18 $ E18 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
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	31.50	31.50	100	2011	2011	3	40	1,512	
4	0680	POLE SHED	0	100	7	4	28.00	SF	10.00	10.00	100	2011	2011	3	56	157	

LAND DESCRIPTION

TOTAL OB/XF 1,669

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