LOT 1
ISLAND GROVE PHASE 1 PB 5/44

DAIGLE TONI M
96104 STONEY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

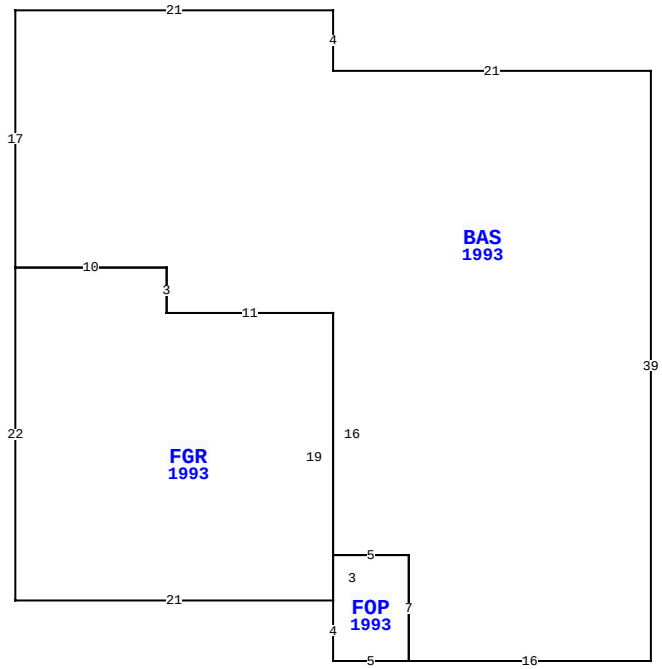
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,174	100	1,174	187,041
FGR	429	55	236	37,599
FOP	35	30	10	1,593
TOTALS	1,638		1,420	226,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,420	134.9088	160.20	227,484	1985	2020	0	0	0	0.55	99.45

1 SNGL FAM – 0% - 2023 Heated Area: 1174 HX Base Yr



2102 TALBOT CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	226,233
TOTAL MARKET OB/XF VALUE	2,915
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	339,148
SOH/AGL Deduction	0
ASSESSED VALUE	339,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,148
TOTAL JUST VALUE	339,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2559/0675	4/28/2022	WD	Q	I	01	434,000
GRANTOR: BRUCE PALMER LLC						
GRANTEE: DAIGLE TONI M						
2492/0422	8/27/2021	WD	Q	I	01	225,000
GRANTOR: GOODSON JOANN S						
GRANTEE: BRUCE PALMER LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N4 W21 S17 FGR=[YR=1993] S22 E21
FOP=[YR=1993] S4 E5 N7 W5 S3$ N19 W11 N3 W10 $ E10 S3 E11
S16 E5 S7 E16 N39 $.

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
1	0810	CONCRETE A	0	0	63	16	1,008.00	SF	4.88	4.88	100	1985	1985	3	49.5	2,432	
2	0810	CONCRETE A	0	0	5	6	30.00	SF	6.50	6.50	100	1985	1985	3	49.5	97	
3	0810	CONCRETE A	0	0	10	12	120.00	SF	6.50	6.50	100	1985	1985	3	49.5	386	

LAND DESCRIPTION

TOTAL OB/XF 2,915

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	SFR	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 06/14/2017 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS