

LOT 2
IN OR 1518/337
ISLAND GROVE PHASE 2 PB 5/49

KNIGHT RAYMOND D
2114 TALBOT COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
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NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	142,719
BAS	312	100	312	40,333
FOP	56	30	17	2,198

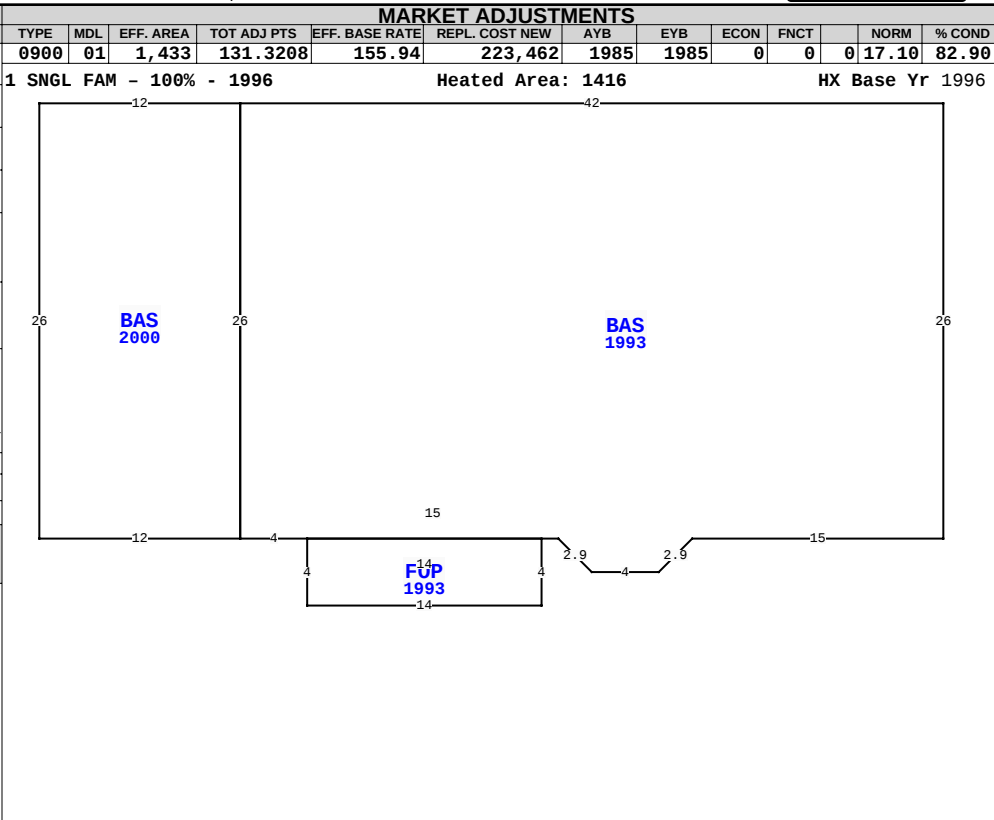
TOTALS	1,472		1,433	185,250
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EXTRA FEATURES

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
1	0810	CONCRETE A	0	100	57	9	513.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,651	
2	0810	CONCRETE A	0	100	5	5	25.00	SF	6.50	6.50	100	1990	1990	3	62	101	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	
4	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	100	1995	1995	3	72	562	
5	0810	CONCRETE A	0	100	10	21	210.00	SF	6.50	6.50	100	2000	2000	3	80	1,092	
6	0911	SCRN RM A	0	100	10	33	330.00	SF	17.50	17.50	100	2000	2000	3	20	1,155	
7	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2000	2000	3	80	328	
8	0810	CONCRETE A	0	100	0	0	28.00	SF	6.50	6.50	100	1985	1985	3	49.5	90	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



2114 TALBOT CT, FERNANDINA BEACH

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

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	1985	1985	3	49.5	1,651	
6.50	100	1990	1990	3	62	101	
30.00	100	1995	1995	3	20	480	
6.50	100	1995	1995	3	72	562	
6.50	100	2000	2000	3	80	1,092	
17.50	100	2000	2000	3	20	1,155	
6.50	100	2000	2000	3	80	328	
6.50	100	1985	1985	3	49.5	90	

TOTAL OB/XF 5,459

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				185,250			
TOTAL MARKET OB/XF VALUE				5,459			
TOTAL LAND VALUE - MARKET				110,000			
TOTAL MARKET VALUE				300,709			
SOH/AGL Deduction				205,700			
ASSESSED VALUE				95,009			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				45,009			
TOTAL JUST VALUE				300,709			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				310,666			