

LOT 4
IN OR 1943/367
ISLAND GROVE PHASE 2 PB 5/49

WALKER CASEY M
2138 TALBOT COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																							
Exterior Wall	10	ABOVE AVG 100	0900	01	1,610	135.4815	160.88	259,017	1985	1995	0	0	0	13.00	87.00	VALUATION SUMMARY																						
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2016												Heated Area: 1520												HX Base Yr 2016											
Roof Cover	03	COMP SHNGL 100													VALUATION BY												STANDARD											
Interior Wall	05	DRYWALL 100													Tax Group: 8												Tax Dist:											
Interior Floo	12	HARDWOOD 70													BUILDING MARKET VALUE												225,345											
Interior Floo	14	CARPET 30													TOTAL MARKET OB/XF VALUE												25,582											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												110,000											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												360,927											
Bedrooms	4	100													SOH/AGL Deduction												161,997											
Bathrooms	2	100													ASSESSED VALUE												198,930											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Stories	1.	1. 100													BASE TAXABLE VALUE												148,930											
Units	0	100	TOTAL JUST VALUE												360,927																							
BUD8 Adjustme	05	DIST 1A 100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 369,221																							
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	1,520	100	1,520	212,748																																		
FOP	40	30	12	1,680																																		
USP	260	30	78	10,918																																		
TOTALS																	1,820	1,610	225,345																			
EXTRA FEATURES																	2138 TALBOT CT, FERNANDINA BEACH																					
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	54	9	486.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,564																						
2	0810	CONCRETE A	0	100	11	3	54.00	SF	6.50	6.50	100	1985	1985	3	49.5	174																						
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2006	2006	3	31	1,116																						
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100																						
5	0866	POOL FIBER	0	100	26	10	260.00	SF	72.00	72.00	100	1985	1985	3	20	3,744																						
6	0845	KOOL DECK	0	100	0	0	676.00	SF	7.25	7.25	100	1985	1985	3	49.5	2,426																						
7	0810	CONCRETE A	0	100	10	26	260.00	SF	6.50	6.50	100	1985	1985	3	49.5	837																						
8	0810	CONCRETE A	0	100	4	12	48.00	SF	6.50	6.50	100	1985	1985	3	49.5	154																						
9	0835	QUARY TILE	0	100	7	21	147.00	SF	10.00	10.00	100	2006	2006	3	88	1,294																						
10	1242	WD DECK A	0	100	26	9	234.00	SF	10.00	10.00	100	2006	2006	3	31	725																						
LAND DESCRIPTION																	TOTAL OB/XF 14,134																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RS-2	90.00	145.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000																					
REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																																						

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