

LOT 5
ISLAND GROVE PHASE 2 PB 5/49

MILLEY DIANE/TUMBLETY MICHAEL
2150 TALBOT CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0005-0000



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 1															
Exterior Wall	05	AVERAGE 70	0900	01	1,375	138.0184	163.90	225,362	1985	2020	0	0	0.65	99.35	VALUATION SUMMARY															
Exterior Wall	12	CEDAR 30	1 SNGL FAM - 100% - 2022													Heated Area: 1092														
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2022														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 80																												
Interior Floor	11	CLAY TILE 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	04	DIST 01 100																												
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	1,092	100	1,092	177,816																										
FGR	312	55	172	28,008																										
FOP	70	30	21	3,420																										
FSP	224	40	90	14,655																										
TOTALS	1,698		1,375	223,897																										
EXTRA FEATURES															2150 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	52	9	468.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,506														
2	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	100	1985	1985	3	49.5	386														
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1986	1986	3	20	600														
4	0810	CONCRETE A	0	100	4	7	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	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	0006	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 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																														