

LOT 7
IN OR 1733/1572
ISLAND GROVE PHASE 2 PB 5/49

GREGORY MARGUERITE
2174 TALBOT COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2.5 100
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	

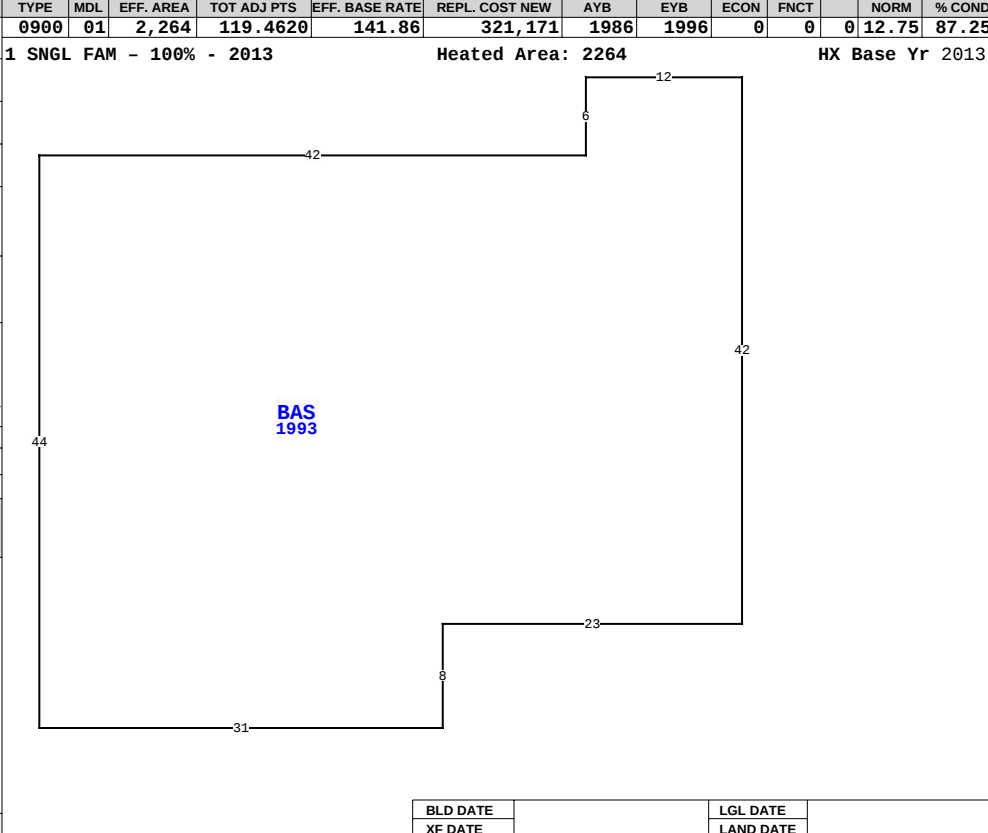
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,264	100	2,264	280,222
TOTALS	2,264		2,264	280,222

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
2	1242	WD DECK A	0 100	0	0	124.00	SF	10.00	10.00	100	1986	1986	3	20	248	
3	0810	CONCRETE A	0 100	13	18	234.00	SF	8.13	8.13	100	2000	2000	3	80	1,521	
4	0810	CONCRETE A	0 100	4	8	32.00	SF	6.50	6.50	100	1986	1986	3	52	108	
5	0820	WOOD WALK	0 100	0	0	101.00	SF	11.75	11.75	100	2000	2000	3	40	475	

LAND DESCRIPTION			TOTAL OB/XF 4,522													
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
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

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

MARKET ADJUSTMENTS



BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		8
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		280,222
TOTAL MARKET OB/XF VALUE		4,522
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		394,744
SOH/AGL Deduction		237,012
ASSESSED VALUE		157,732
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,732
TOTAL JUST VALUE		394,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25816	REPAIR/RRF	2,200	03/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1733/1572	4/08/2011	QC	U	I	11	100
GRANTOR: JACOBS ARTHUR I TRUST						
GRANTEE: GREGORY MARGUERITE						
1733/1570	4/08/2011	PR	U	I	19	100
GRANTOR: JACOBS ARTHUR I P/R						
GRANTEE: JACOBS ARTHUR I TRU						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W12 S6 W42 S44 E31 N8 E23 N42 \$.	