

LOT 8
IN OR 1991/658
ISLAND GROVE PHASE 2 PB 5/49

ROBINSON KIMBERLY
2186 TALBOT CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0008-0000



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

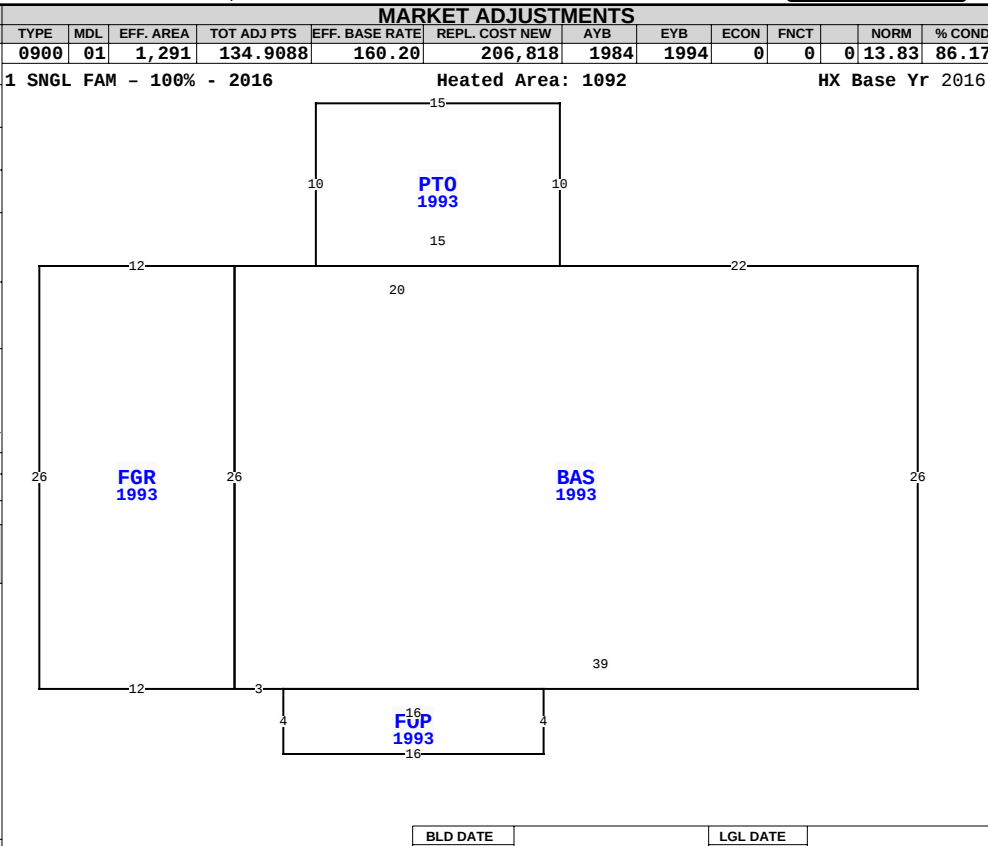
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	150,744
FGR	312	55	172	23,743
FOP	64	30	19	2,623
PTO	150	5	8	1,105
TOTALS	1,618		1,291	178,215

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	38	9	342.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	
4	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	
5	0940	SHEDS/PORT	0	100	8	5	40.00	SF	30.00	30.00	
6	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT	



2186 TALBOT CT, FERNANDINA BEACH											
TOTAL OB/XF 2,093											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										178,215	
TOTAL MARKET OB/XF VALUE										2,093	
TOTAL LAND VALUE - MARKET										110,000	
TOTAL MARKET VALUE										290,308	
SOH/AGL Deduction										139,167	
ASSESSED VALUE										151,141	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										101,141	
TOTAL JUST VALUE										290,308	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										301,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313530	REPAIR/RRF	4,800	06/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1991/0658	7/15/2015	WD	Q	I	01	155,000	
GRANTOR: DEVIRES BRAND & MARGA							
GRANTEE: ROBINSON KIMBERLY							
1074/1215	8/13/2002	WD	Q	I		114,500	
GRANTOR: REEVES ANTHONY PAUL &							
GRANTEE: DEVRIES BRAND & MAR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 PT0=[YR=1993] N10 W15 S10 E15 \$ W20											
FGR=[YR=1993] W12 S26 E12 N26 \$ S26 E3 FOP=[YR=1993] S4 E16											
N4 W16 \$ E39 N26 \$.											