

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																															
ELEMENT	CD	TYPE										MDL										EFF. AREA										TOT ADJ PTS										EFF. BASE RATE										REPL. COST NEW										AYB										EYB										ECON										FNCT										NORM										% COND																			
Exterior Wall	05	AVERAGE 70										0900										01										1,281										143.7592										170.71										218,680										1985										1995										0										0										13.33										86.67									
Exterior Wall	12	CEDAR 30										1										SNGL FAM - 0% - 2023										Heated Area: 1092										HX Base Yr																																																																																									
Roof Structure	03	GABLE/HIP 100										12										26										26										42										38										26										26										4										4										14										14																			
Roof Cover	03	COMP SHNGL 100										02										WOOD FRAME 100										1.										1. 100										0										100										05										DIST 1A 100										00										NONE 100																													
Interior Wall	05	DRYWALL 100										06										Quality Level 06										DOR CODE										0100										SINGLE FAMILY										MAP NUM										MKT AREA										02										NEIGHBORHOOD/LOC										2009.00																													
Interior Floo	12	HARDWOOD 70										06										Quality Level 06										DOR CODE										0100										SINGLE FAMILY										MAP NUM										MKT AREA										02										NEIGHBORHOOD/LOC										2009.00																													
Interior Floo	11	CLAY TILE 30										06										Quality Level 06										DOR CODE										0100										SINGLE FAMILY										MAP NUM										MKT AREA										02										NEIGHBORHOOD/LOC										2009.00																													
Air Condition	03	CENTRAL 100										06										Quality Level 06										DOR CODE										0100										SINGLE FAMILY										MAP NUM										MKT AREA										02										NEIGHBORHOOD/LOC										2009.00																													
Heating Type	04	AIR DUCTED 100										06										Quality Level 06										DOR CODE										0100										SINGLE FAMILY										MAP NUM										MKT AREA										02										NEIGHBORHOOD/LOC										2009.00																													
Bedrooms	3	100										06										Quality Level 06										DOR CODE										0100										SINGLE FAMILY										MAP NUM										MKT AREA										02										NEIGHBORHOOD/LOC										2009.00																													
Bathrooms	2	100										06										Quality Level 06										DOR CODE										0100										SINGLE FAMILY										MAP NUM										MKT AREA										02										NEIGHBORHOOD/LOC										2009.00																													
Frame Stories	02	WOOD FRAME 100										06										Quality Level 06										DOR CODE										0100										SINGLE FAMILY										MAP NUM										MKT AREA										02										NEIGHBORHOOD/LOC										2009.00																													
Units	1.	1. 100										06										Quality Level 06										DOR CODE										0100										SINGLE FAMILY										MAP NUM										MKT AREA										02										NEIGHBORHOOD/LOC										2009.00																													
BUD8 Adjustme	05	DIST 1A 100										06										Quality Level 06										DOR CODE										0100										SINGLE FAMILY										MAP NUM										MKT AREA										02										NEIGHBORHOOD/LOC										2009.00																													
Occupancy	00	NONE 100										06										Quality Level 06										DOR CODE										0100										SINGLE FAMILY										MAP NUM										MKT AREA										02										NEIGHBORHOOD/LOC										2009.00																													
Quality	06	Quality Level 06										06										Quality Level 06										DOR CODE										0100										SINGLE FAMILY										MAP NUM										MKT AREA										02										NEIGHBORHOOD/LOC										2009.00																													
DOR CODE	0100	SINGLE FAMILY										06										Quality Level 06										DOR CODE										0100										SINGLE FAMILY										MAP NUM										MKT AREA										02										NEIGHBORHOOD/LOC										2009.00																													
MAP NUM		MKT AREA										06										Quality Level 06										DOR CODE										0100										SINGLE FAMILY										MAP NUM										MKT AREA										02										NEIGHBORHOOD/LOC										2009.00																													
NEIGHBORHOOD/LOC		MKT AREA										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	2185 TALBOT CT, FERNANDINA BEACH										BLD DATE										XF DATE										INC DATE										LGL DATE										LAND DATE										AG DATE										NOTES																																																								
BAS	1,092	100	1,092	161,566	2185 TALBOT CT, FERNANDINA BEACH										BLD DATE										XF DATE										INC DATE										LGL DATE										LAND DATE										AG DATE										NOTES																																																								
FGR	312	55	172	25,448	2185 TALBOT CT, FERNANDINA BEACH										BLD DATE										XF DATE										INC DATE										LGL DATE										LAND DATE										AG DATE										NOTES																																																								
FOP	56	30	17	2,515	2185 TALBOT CT, FERNANDINA BEACH										BLD DATE										XF DATE										INC DATE										LGL DATE										LAND DATE										AG DATE										NOTES																																																								
TOTALS	1,460		1,281	189,530	2185 TALBOT CT, FERNANDINA BEACH										BLD DATE										XF DATE										INC DATE										LGL DATE										LAND DATE										AG DATE										NOTES																																																								
EXTRA FEATURES										2185 TALBOT CT, FERNANDINA BEACH										BLD DATE										XF DATE										INC DATE										LGL DATE										LAND DATE										AG DATE										NOTES																																																			
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	0	16	4	64.00	SF	6.50	100	1985	1985	3	49.5	206																																																																																																																				
2	0810	CONCRETE A	0	0	0	0	483.00	SF	6.50	100	1985	1985	3	49.5	1,554																																																																																																																				
3	0810	CONCRETE A	0	0	0	0	493.00	SF	6.50	100	1999	1999	3	79	2,532																																																																																																																				
4	0810	CONCRETE A	0	0	12	14	168.00	SF	6.50	100	1985	1985	3	49.5	541																																																																																																																				
5	0810	CONCRETE A	0	0	4	8	32.00	SF	6.50	100	1985	1985	3	49.5	103																																																																																																																				
LAND DESCRIPTION										TOTAL OB/XF										4,936																																																																																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		0	0006	RS-2	0.00	0.00	1.00	LT	1.00	1.00	1.00	110,000.00	110,000.00	110,000																																																																																																																		