

LOT 12
IN OR 772/448
ISLAND GROVE PHASE 2 PB 5/49

CARLILE CARRIE L
2173 TALBOT COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0012-0000



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	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	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100	1,363	186,600
FGR	439	55	241	32,994
FOP	68	30	20	2,738

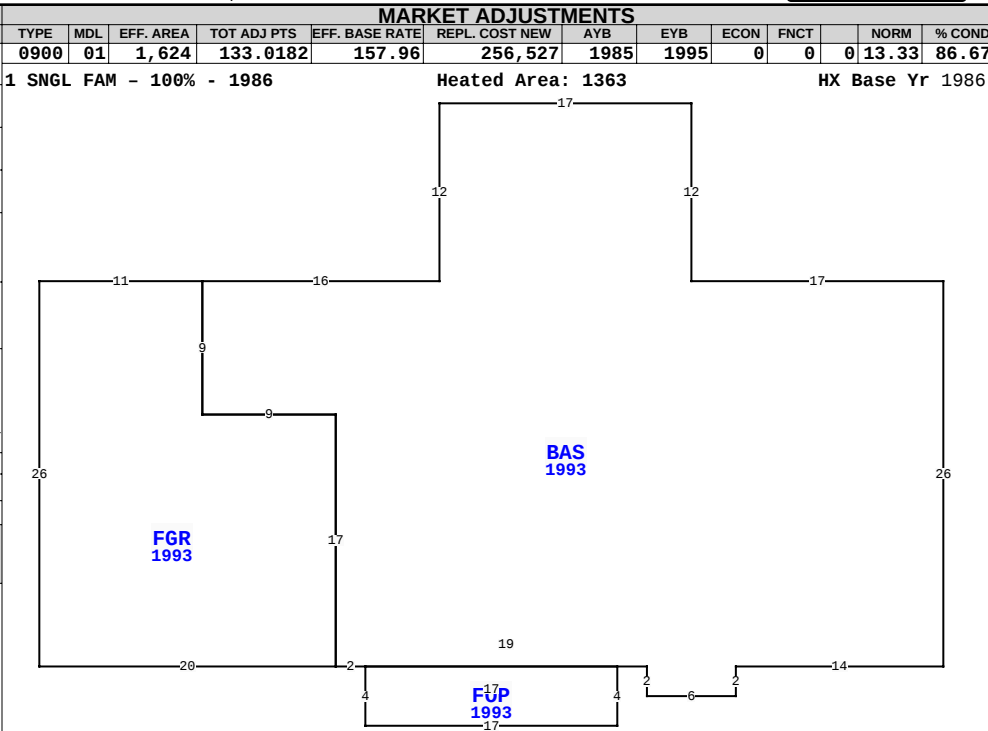
TOTALS	1,870	1,624	222,332
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EXTRA FEATURES

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	0	0	602.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,937	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
3	1242	WD DECK A	0	100	16	24	384.00	SF	10.00	10.00	100	1990	1990	3	20	768	
4	0940	SHEDS/PORT	0	100	19	12	228.00	SF	49.80	49.80	100	1989	1989	3	20	2,271	
5	0810	CONCRETE A	0	100	3	12	36.00	SF	6.50	6.50	100	1989	1989	3	59.5	139	
6	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1985	1985	3	49.5	51	
7	0810	CONCRETE A	0	100	0	0	682.00	SF	6.50	6.50	100	1992	1992	3	66	2,926	

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		RS-2	90.00	121.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							



2173 TALBOT CT, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

D

7

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NASSAU COUNTY PROPERTY										PAGE 1 of 1			8
VALUATION SUMMARY													
VALUATION BY						STANDARD							
Tax Group: 8						Tax Dist:							
BUILDING MARKET VALUE						222,332							
TOTAL MARKET OB/XF VALUE						10,192							
TOTAL LAND VALUE - MARKET						110,000							
TOTAL MARKET VALUE						342,524							
SOH/AGL Deduction						239,920							
ASSESSED VALUE						102,604							
TOTAL EXEMPTION VALUE						HX HB SL			102,604				
BASE TAXABLE VALUE						0							
TOTAL JUST VALUE						342,524							
NCON VALUE						0							
INCOME VALUE													
PREVIOUS YEAR MKT VALUE						352,817							
PERMIT NUM				DESCRIPTION				AMT			ISSUED		
5663				XFOB				3,888			04/19/1989		
SALES DATA													
OFF RECORD Number			DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE		
0772/0448			9/27/1996		QC	U		I		06	14,800		
GRANTOR: CARLILE STEVEN W													
GRANTEE: CARLILE CARRIE L													
0464/0446			8/01/1985		WD	Q		I			51,500		
GRANTOR:													
GRANTEE:													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W17 N12 W17 S12 W16 FGR=[YR=1993] W11 S26 E20 N17 W9 N9 \$ S9 E9 S17 E2 FOP=[YR=1993] S4 E17 N4 W17 \$ E19 S2 E6 N2 E14 N26 \$.													