LOT 14
IN OR 1103/489
ISLAND GROVE PHASE 2 PB 5/49

GAY DONALD G/WILSON CHARLOTTE ANETTE
2145 TALBOT CT
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-0310-0014-0000**

## BUILDING CHARACTERISTICS

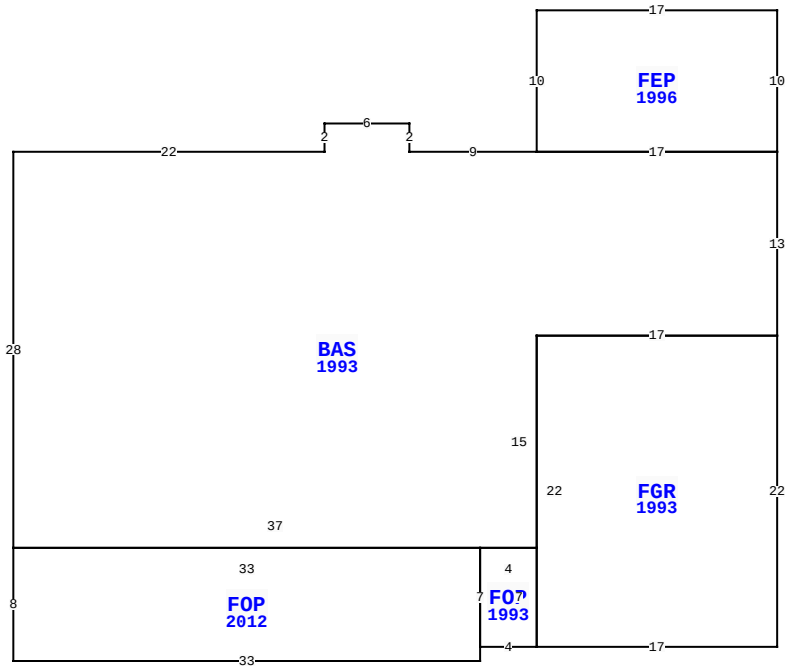
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 12 | CEDAR 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,269 | 100 | 1,269 | 159,792 |
| FEP | 170 | 80 | 136 | 17,125 |
| FGR | 374 | 55 | 206 | 25,940 |
| FOP | 28 | 30 | 8 | 1,007 |
| FOP | 264 | 30 | 79 | 9,947 |
| TOTALS | 2,105 | | 1,698 | 213,812 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,698 | 127.4200 | 151.31 | 256,924 | 1986 | 1986 | 0 | 0 | 0 | 16.78 | 83.22 |

1 SNGL FAM – 100% - 2006 Heated Area: 1269 HX Base Yr 2006




2145 TALBOT CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 213,812 |
| TOTAL MARKET OB/XF VALUE | | 6,374 |
| TOTAL LAND VALUE - MARKET | | 110,000 |
| TOTAL MARKET VALUE | | 330,186 |
| SOH/AGL Deduction | | 195,848 |
| ASSESSED VALUE | | 134,338 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 84,338 |
| TOTAL JUST VALUE | | 330,186 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 340,978 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R980818 | REPAIR/RRF | 0 | 02/02/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1103/0489 | 12/26/2002 | WD | Q | I | | 134,000 |
| GRANTOR: ROBERTS CHRISTY L & R | | | | | | |
| GRANTEE: GAY DONALD & CHARLO | | | | | | |
| 0842/0175 | 7/22/1998 | WD | Q | I | | 91,000 |
| GRANTOR: POTTER JAMES E JR & G | | | | | | |
| GRANTEE: ROBERTS CHRISTY L & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FEP=[YR=1996] W17 S10 BAS=[YR=1993] W9 N2 W6 S2 W22 S28 FOP=[YR=2012] S8 E33 N1 FOP=[YR=1993] E4 FGR=[YR=1993] E17 N22 W17 S22 $ N7 W4 S7$ N7 W33$ E37 N15 E17 N13 W17 $ E17 N10 $ .

## EXTRA FEATURES

| LN | 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 | 10 | 3 | 30.00 | SF | 6.50 | 6.50 | 100 | 1986 | 1986 | 3 | 52 | 101 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 623.00 | SF | 6.50 | 6.50 | 100 | 1986 | 1986 | 3 | 52 | 2,106 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 10 | 80.00 | SF | 20.10 | 20.10 | 100 | 1993 | 1993 | 3 | 20 | 322 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 8 | 8 | 64.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 73 | 304 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 367.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 73 | 1,741 | |
| 6 | 0351 | CARPORT MT | 0 | 100 | 15 | 30 | 450.00 | SF | 20.00 | 20.00 | 100 | 2001 | 2001 | 3 | 20 | 1,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,374

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 100 | | RS-2 | 90.00 | 121.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 110,000.00 | 110,000.00 | 110,000 | | | | | | | |

REVIEW DATE 01/18/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS