LOT 16
IN OR 1946/1892
ISLAND GROVE PHASE 2 PB 5/49

LOOMIS CHRISTOPHER & CHRISTINE L
2125 TALBOT COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0016-0000

BUILDING CHARACTERISTICS

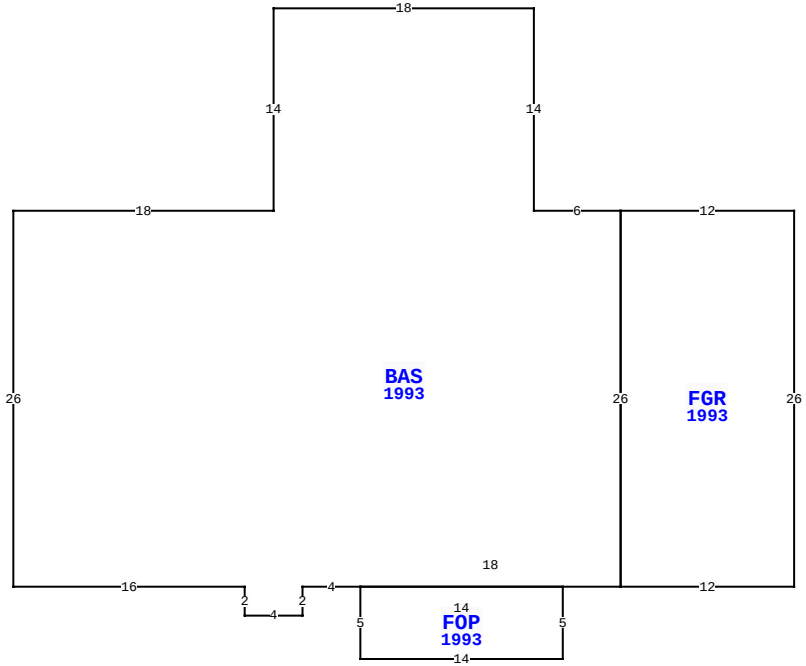
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1,352	100	1,352	180,196
FGR	312	55	172	22,924
FOP	70	30	21	2,799
TOTALS	1,734		1,545	205,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,545	129.4992	153.78	237,590	1985	1995	0	0	0	13.33	86.67

1 SNGL FAM – 100% - 2015 Heated Area: 1352 HX Base Yr 2015



2125 TALBOT CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		205,919
TOTAL MARKET OB/XF VALUE		2,868
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		318,787
SOH/AGL Deduction		164,878
ASSESSED VALUE		153,909
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,909
TOTAL JUST VALUE		318,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602738	REPAIR/RRF	50	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1946/1892	11/07/2014	WD	Q	I	01	138,700
GRANTOR: BUCK NINA P						
GRANTEE: LOOMIS CHRISTOPHER						
1145/0375	6/13/2003	QC	U	I	06	100
GRANTOR: DANIEL JOHN L						
GRANTEE: BUCK NINA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W6 N14 W18 S14 W18 S26 E16 S2 E4 N2 E4 FOP=[YR=1993] S5 E14 N5 W14 $ E18 N26 $ S26 E12 N26 $.

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	0835	QUARY TILE	0	100	10	10	100.00	SF	10.00	10.00	100	1985	1985	3	49.5	495	
2	0810	CONCRETE A	0	100	50	9	450.00	SF	4.88	4.88	100	1985	1985	3	49.5	1,086	
3	0835	QUARY TILE	0	100	20	3	60.00	SF	10.00	10.00	100	1985	1985	3	49.5	297	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1991	1991	3	20	480	
5	0835	QUARY TILE	0	100	16	3	48.00	SF	10.00	10.00	100	1985	1985	3	49.5	238	
6	0351	CARPORT MT	0	100	14	11	154.00	SF	5.50	5.50	100	1996	1996	3	20	169	
7	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	1985	1985	3	49.5	103	

LAND DESCRIPTION

TOTAL OB/XF 2,868

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