

WALKER CASEY M
2138 TALBOT COURT
FERNANDINA BEACH, FL 32034

00-00-30-0310-0004-0000



REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										8							
																								VALUATION BY										STANDARD						
																								Tax Group: 8										Tax Dist:						
																								BUILDING MARKET VALUE										235,846						
																								TOTAL MARKET OB/XF VALUE										24,380						
																								TOTAL LAND VALUE - MARKET										150,000						
																								TOTAL MARKET VALUE										410,226						
																								SOH/AGL Deduction										205,328						
																								ASSESSED VALUE										204,898						
																								TOTAL EXEMPTION VALUE										HX HB		50,000				
																								BASE TAXABLE VALUE										154,898						
																								TOTAL JUST VALUE										410,226						
																								NCON VALUE										0						
																								INCOME VALUE																
																								PREVIOUS YEAR MKT VALUE										360,927						
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																																
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