



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
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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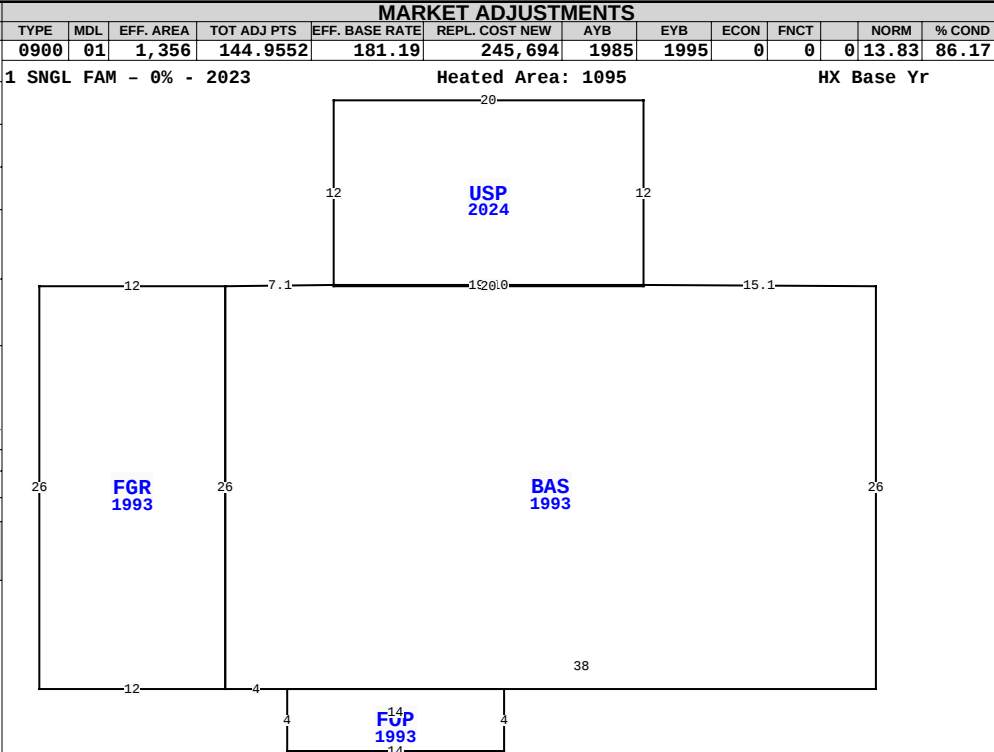
NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,095	100	1,095	170,964
FGR	312	55	172	26,855
FOP	56	30	17	2,654
USP	240	30	72	11,242

TOTALS	1,703		1,356	211,715
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	16	4	64.00	SF	6.50	6.50	196
2	0810	CONCRETE A	0	0	0	0	483.00	SF	6.50	6.50	1,476
3	0810	CONCRETE A	0	0	0	0	493.00	SF	6.50	6.50	2,467
4	0810	CONCRETE A	0	0	12	14	168.00	SF	6.50	6.50	513
5	0810	CONCRETE A	0	0	4	8	32.00	SF	6.50	6.50	98
6	0912	SCRN RM G	0	0	0	0	420.00	SF	20.00	20.00	8,400
7	1242	WD DECK A	0	0	0	0	192.00	SF	10.00	10.00	1,920
8	0855	CONC PAVER	0	0	0	0	600.00	SF	10.00	10.00	6,000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0006	RSF-2	0.00	0.00	1.00	LT	



2185 TALBOT CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	211,715		
TOTAL MARKET OB/XF VALUE	21,070		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	382,785		
SOH/AGL Deduction	19,842		
ASSESSED VALUE	362,943		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	362,943		
TOTAL JUST VALUE	382,785		
NCON VALUE	28,030		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	304,466		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008757	22*12 COMPOSITE R	22,337	07/10/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2563/1865	5/18/2022	WD	Q	I	02
SALE PRICE					
402,000					
GRANTOR: VAN WINTER WILLIAM SA					
GRANTEE: DAIL CARLA ELIZABET					
1722/1012	1/10/2011	WD	U	I	11
120,000					
GRANTOR: BANK OF AMERICA N A					
GRANTEE: VAN WINTER WILLIAM					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] U0.1L15.1 W19.10 D0.1L7.1 S26 E4 E38 N26 \$											
FGR=[YR=1993;ORIG=-42,0] W12 S26 E12 N26 \$											
FOP=[YR=1993;ORIG=-38,26] S4 E14 N4 W14 \$											
USP=[YR=2024;ORIG=-35,-12] E20 S12 W20 N12 \$											

TOTAL OB/XF											
21,070											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0006	RSF-2	0.00	0.00	1.00	LT	