

LOT 13
IN OR 2175/955
ISLAND GROVE PHASE 2 PB 5/49

TRIANTAFILOU CHRISTINE
2161 TALBOT COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0310-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	1,092	100	1,092	144,619
FGR	312	55	172	22,779
FOP	64	30	19	2,517

TOTALS	1,468		1,283	169,913
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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	0811	CONCRETE B	0	100	59	9	531.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	
4	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	

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	100		RSF-2	90.00	121.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,283	127.6500	159.56	204,715	1984	1984		0	0	83.00
1 SNGL FAM - 100% - 2018 Heated Area: 1092 HX Base Yr 2018											
26 FGR 1993 26 BAS 1993 4 FOP 1993											
2161 TALBOT CT, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		169,913	
TOTAL MARKET OB/XF VALUE		2,230	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		322,143	
SOH/AGL Deduction		156,194	
ASSESSED VALUE		165,949	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		115,949	
TOTAL JUST VALUE		322,143	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		274,252	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2175/0955	12/26/2017	QC	U	I	11	100	
GRANTOR: WAGONER MARLENE							
GRANTEE: TRIANTAFILOU CHRIST							
2163/1625	12/05/2017	FJ	U	I	11	100	
GRANTOR: URBAN JOHN A EST							
GRANTEE: TRIANTAFILOU CHRIST							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W42 FGR=[YR=1993] W12 S26 E12 N26 \$ S26 E3 FOP=[YR=1993] S4 E16 N4 W16 \$ E39 N26 \$.											