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

2024

00-00-30-0310-0014-0000

BUILDING CHARACTERISTICS

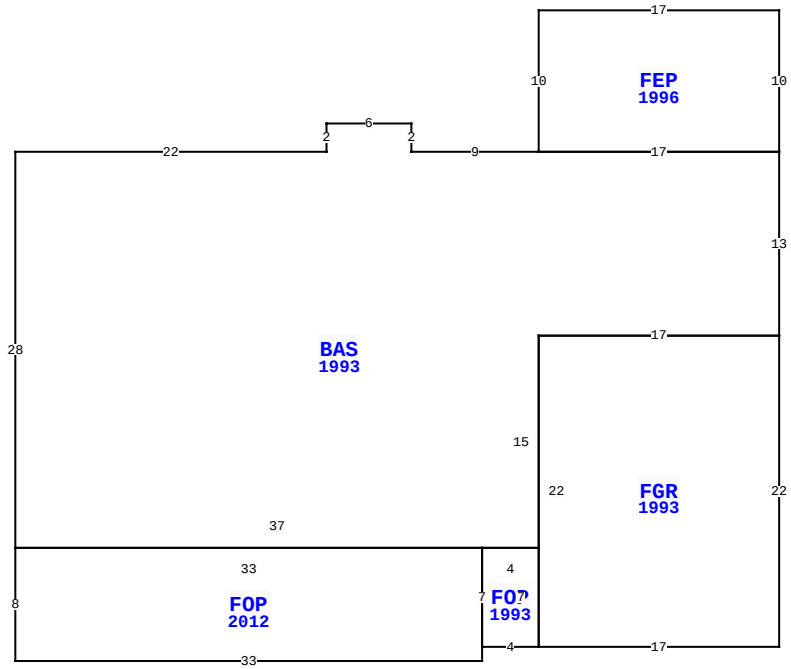
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	167,562
FEP	170	80	136	17,958
FGR	374	55	206	27,201
FOP	28	30	8	1,056
FOP	264	30	79	10,431
TOTALS	2,105		1,698	224,209

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	159.28	270,457	1986	1986	0	0	0	17.10	82.90

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	04/03/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		224,209
TOTAL MARKET OB/XF VALUE		6,242
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		380,451
SOH/AGL Deduction		242,083
ASSESSED VALUE		138,368
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,368
TOTAL JUST VALUE		380,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,186

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	49.5	97	
2	0810	CONCRETE A	0	100	0	0	623.00	SF	6.50	6.50	100	1986	1986	3	49.5	2,005	
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	72	300	
5	0810	CONCRETE A	0	100	0	0	367.00	SF	6.50	6.50	100	1996	1996	3	72	1,718	
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 6,242

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		RSF-2	90.00	121.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

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