

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

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

2024

00-00-30-0310-0016-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	12 CEDAR 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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
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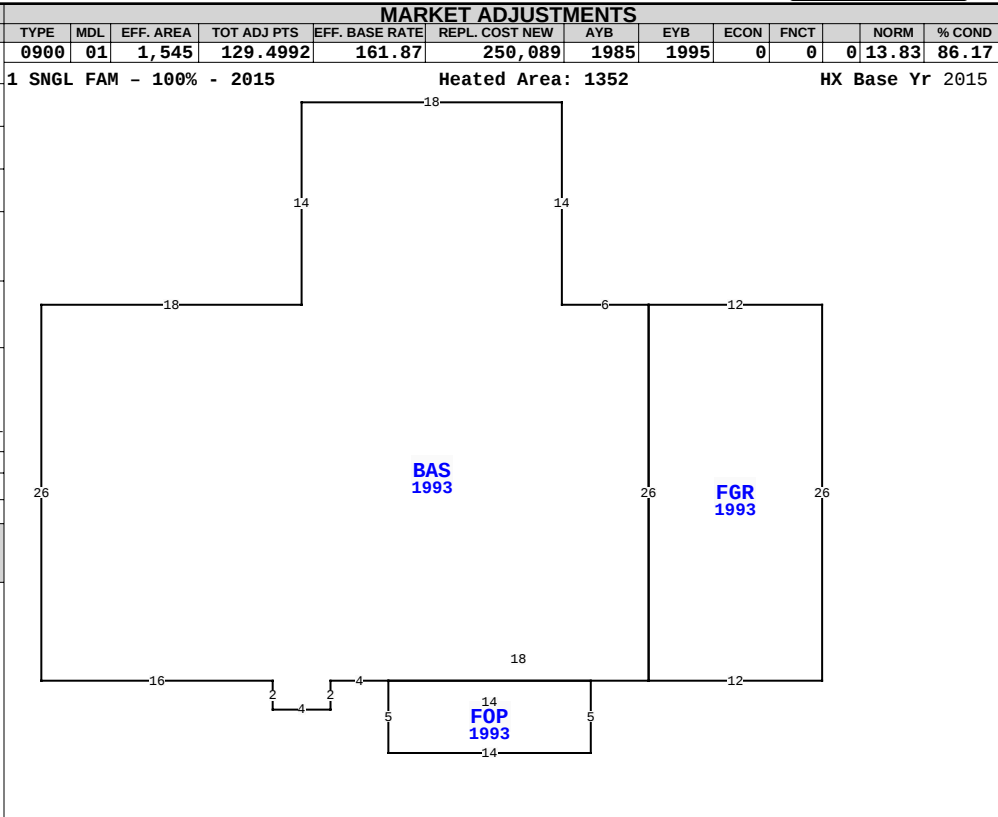
NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	188,581
FGR	312	55	172	23,991
FOP	70	30	21	2,929

TOTALS	1,734	1,545	215,502
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0835	QUARY TILE	0 100	10	10	100.00	SF	10.00	10.00	100	1985
2	0810	CONCRETE A	0 100	50	9	450.00	SF	4.88	4.88	100	1985
3	0835	QUARY TILE	0 100	20	3	60.00	SF	10.00	10.00	100	1985
4	0940	SHEDS/PORT	0 100	8	10	80.00	SF	30.00	30.00	100	1991
5	0835	QUARY TILE	0 100	16	3	48.00	SF	10.00	10.00	100	1985
6	0351	CARPORT MT	0 100	14	11	154.00	SF	5.50	5.50	100	1996
7	0810	CONCRETE A	0 100	8	4	32.00	SF	6.50	6.50	100	1985

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	90.00	121.00	1.00	LT	1.00



2125 TALBOT CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	47	470	
2	0810	CONCRETE A	0 100	50	9	450.00	SF	4.88	4.88	100	1985	1985	3	47	1,031	
3	0835	QUARY TILE	0 100	20	3	60.00	SF	10.00	10.00	100	1985	1985	3	47	282	
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	47	226	
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	47	98	

TOTAL OB/XF											
2,756											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										215,502	
TOTAL MARKET OB/XF VALUE										2,756	
TOTAL LAND VALUE - MARKET										150,000	
TOTAL MARKET VALUE										368,258	
SOH/AGL Deduction										209,732	
ASSESSED VALUE										158,526	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										108,526	
TOTAL JUST VALUE										368,258	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										318,787	

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											
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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 \$.											