LOT 2
IN OR 1518/337
ISLAND GROVE PHASE 2 PB 5/49

KNIGHT RAYMOND D
2114 TALBOT COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0002-0000

BUILDING CHARACTERISTICS

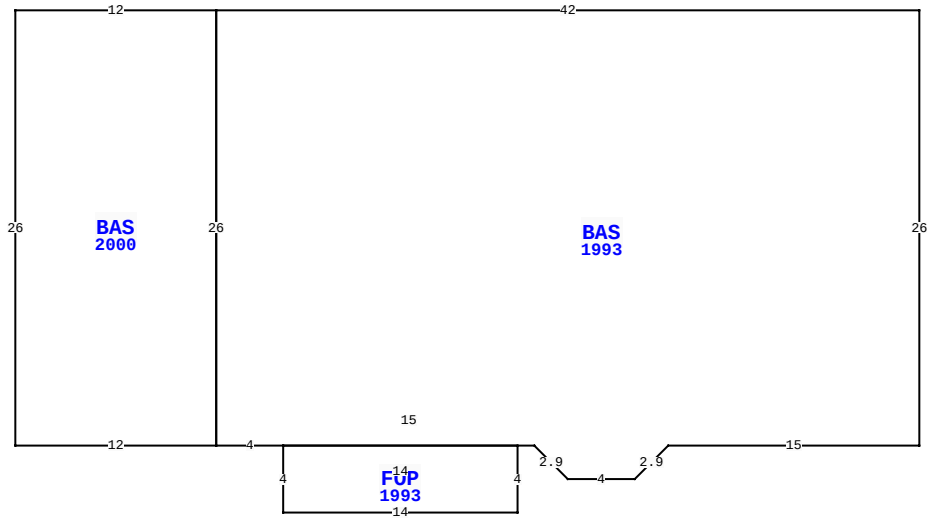
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	157,399
BAS	312	100	2000	312	44,482
FOP	56	30	1993	17	2,424
TOTALS	1,472			1,433	204,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,433	131.3208	173.34	248,396	1985	1985	0	0	0	17.75	82.25

1 SNGL FAM – 100% - 1996 Heated Area: 1416 HX Base Yr 1996



2114 TALBOT CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

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	57	9	513.00	SF	6.50	6.50	100	1985	1985	3	44	1,467	
2	0810	CONCRETE A	0	100	5	5	25.00	SF	6.50	6.50	100	1990	1990	3	57	93	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	
4	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	100	1995	1995	3	68	530	
5	0810	CONCRETE A	0	100	10	21	210.00	SF	6.50	6.50	100	2000	2000	3	77	1,051	
6	0911	SCRN RM A	0	100	10	33	330.00	SF	17.50	17.50	100	2000	2000	3	20	1,155	
7	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2000	2000	3	77	315	
8	0810	CONCRETE A	0	100	0	0	28.00	SF	6.50	6.50	100	1985	1985	3	44	80	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		204,306
TOTAL MARKET OB/XF VALUE		5,171
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		409,477
SOH/AGL Deduction		308,780
ASSESSED VALUE		100,697
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,975
TOTAL JUST VALUE		409,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502274	REPAIR/RRF	3,000	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/0337	8/09/2007	QC	Q	I	01	100
GRANTOR: KNIGHT KATHLEEN						
GRANTEE: KNIGHT RAYMOND						
0741/0647	10/10/1995	WD	Q	I	05	60,000
GRANTOR: BANKERS TRUST COMPANY						
GRANTEE: KNIGHT RAYMOND D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 BAS=[YR=2000] W12 S26 E12 N26$S26 E4
FOP=[YR=1993] S4 E14 N4 W14 $ E15 D2 R2 E4 U2 R2 E15 N26
$.

LAND DESCRIPTION

TOTAL OB/XF 5,171

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	RES	100		RSF-2	90.00	145.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS