LOT 3
IN OR 480 PG 707
ISLAND GROVE PHASE 2 PB 5/49

DANIEL MUTT J
2126 TALBOT CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0003-0000

BUILDING CHARACTERISTICS

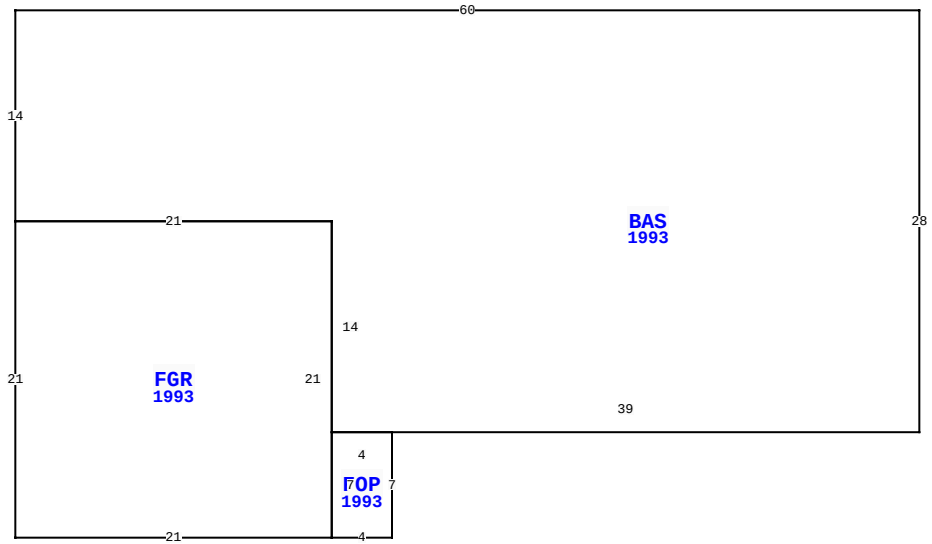
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,386	100	1993	1,386	196,875
FGR	441	55	1993	243	34,517
FOP	28	30	1993	8	1,136
TOTALS	1,855			1,637	232,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,637	130.6722	172.49	282,366	1986	1986	0	0	0	17.65	82.35

1 SNGL FAM – 100% - 1987 Heated Area: 1386 HX Base Yr 1987



2126 TALBOT CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 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		232,528
TOTAL MARKET OB/XF VALUE		2,945
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		435,473
SOH/AGL Deduction		332,480
ASSESSED VALUE		102,993
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,271
TOTAL JUST VALUE		435,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0480/0707	2/01/1986	WD	Q	I		61,000
GRANTOR:						
GRANTEE:						
0480/0706	2/01/1986	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S14 FGR=[YR=1993] S21 E21 FOP=[YR=1993] E4 N7 W4 S7 $ N21 W21 $ E21 S14 E39 N28 $.

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	49	16	784.00	SF	6.50	6.50	100	1986	1986	3	47	2,395	
2	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50	6.50	100	1986	1986	3	47	458	
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	1986	1986	3	47	92	

LAND DESCRIPTION

TOTAL OB/XF 2,945

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