LOT 4
IN OR 1943/367
ISLAND GROVE PHASE 2 PB 5/49

WALKER CASEY M
2138 TALBOT COURT
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0310-0004-0000**

## BUILDING CHARACTERISTICS

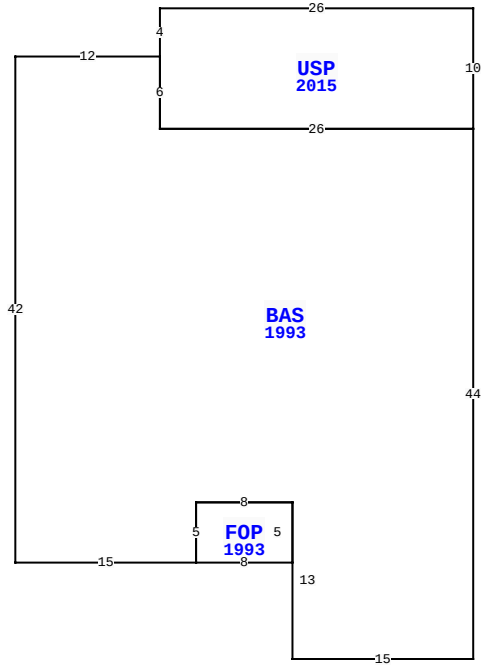
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,520 | 100 | 1993 | 1,520 | 233,780 |
| FOP | 40 | 30 | 1993 | 12 | 1,846 |
| USP | 260 | 30 | 2015 | 78 | 11,997 |
| TOTALS | 1,820 | | | 1,610 | 247,622 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,610 | 135.4815 | 178.84 | 287,932 | 1985 | 1995 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SNGL FAM – 100% - 2016 Heated Area: 1520 HX Base Yr 2016




2138 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 | | 247,622 |
| TOTAL MARKET OB/XF VALUE | | 23,031 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 470,653 |
| SOH/AGL Deduction | | 259,813 |
| ASSESSED VALUE | | 210,840 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 160,118 |
| TOTAL JUST VALUE | | 470,653 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 410,226 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1529888 | SCRNENCL | 12,525 | 01/01/2015 |
| B18672 | XFOB | 3,909 | 10/01/2006 |
| R09803 | XFOB | 300 | 10/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1943/0367 | 10/14/2014 | WD | Q | I | 01 | 204,500 |
| GRANTOR: GUENTHER CONSTANCE J | | | | | | |
| GRANTEE: WALKER CASEY M | | | | | | |
| 1419/0658 | 6/12/2006 | WD | Q | I | | 290,000 |
| GRANTOR: BASSETT GARY A & DARL | | | | | | |
| GRANTEE: GUENTHER CONSTANCE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2015] W26 S4 BAS=[YR=1993] W12 S42 E15 FOP=[YR=1993] E8 N5 W8 S5$ N5E8S13 E15N44 W26N6$ S6 E26 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 | 54 | 9 | 486.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 44 | 1,390 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 11 | 3 | 54.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 44 | 154 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 10 | 120.00 | SF | 30.00 | 30.00 | 100 | 2006 | 2006 | 3 | 24 | 864 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 56 | 1,960 | |
| 5 | 0866 | POOL FIBER | 0 | 100 | 26 | 10 | 260.00 | SF | 72.00 | 72.00 | 100 | 1985 | 1985 | 3 | 20 | 3,744 | |
| 6 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 676.00 | SF | 7.25 | 7.25 | 100 | 1985 | 1985 | 3 | 44 | 2,156 | |
| 7 | 0810 | CONCRETE A | 0 | 100 | 10 | 26 | 260.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 44 | 744 | |
| 8 | 0810 | CONCRETE A | 0 | 100 | 4 | 12 | 48.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 44 | 137 | |
| 9 | 0835 | QUARY TILE | 0 | 100 | 7 | 21 | 147.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 86 | 1,264 | |
| 10 | 1242 | WD DECK A | 0 | 100 | 26 | 9 | 234.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 24 | 562 | |

TOTAL OB/XF 12,975

## LAND DESCRIPTION

| 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

LOT 4
IN OR 1943/367
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**2025**

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## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

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## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0911 | SCRN RM A | 0 | 100 | 34 | 26 | 884.00 | SF | 17.50 | 17.50 | 100 | 2015 | 2015 | 3 | 65 | 10,056 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,056

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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