LOT 5
ISLAND GROVE PHASE 2 PB 5/49

MILLEY DIANE/TUMBLETY MICHAEL
2150 TALBOT CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0005-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 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	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

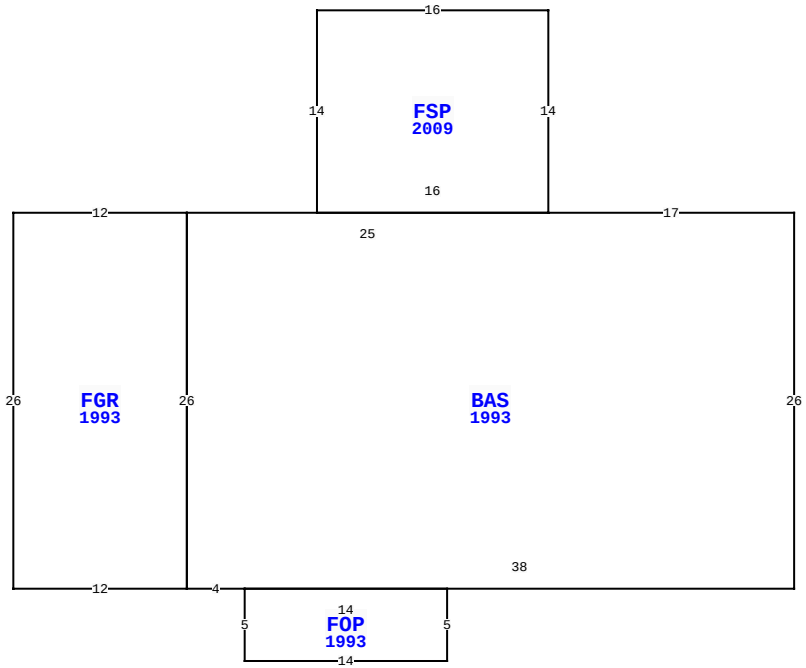
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	195,658
FGR	312	55	1993	172	30,818
FOP	70	30	1993	21	3,763
FSP	224	40	2009	90	16,125
TOTALS	1,698			1,375	246,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,375	138.0184	182.18	250,498	1985	2020	0	0	0	1.65	98.35

1 SNGL FAM – 100% - 2022 Heated Area: 1092 HX Base Yr 2022



2150 TALBOT CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		246,365
TOTAL MARKET OB/XF VALUE		2,361
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		448,726
SOH/AGL Deduction		94,559
ASSESSED VALUE		354,167
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		303,445
TOTAL JUST VALUE		448,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01-08847	XFOB	5,808	11/01/2001
01-3587	REPAIR/RRF	0	11/01/2001
01-8829	XFOB	1,792	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/0514	1/08/2021	WD	Q	I	01	339,000
GRANTOR: BRINSON JAMES P III &						
GRANTEE: MILLEY DIANE & MICH						
2068/0304	8/24/2016	WD	Q	I	01	195,000
GRANTOR: KENNER PATRICIA Y &						
GRANTEE: BRINSON JAMES P III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17FSP=[YR=2009] N14W16S14 E16$W25
FGR=[YR=1993] W12 S26 E12 N26 $ S26 E4 FOP=[YR=1993] S5 E14
N5 W14 $ E38 N26 $.

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	52	9	468.00	SF	6.50	6.50	100	1985	1985	3	44	1,338	
2	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	100	1985	1985	3	44	343	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1986	1986	3	20	600	
4	0810	CONCRETE A	0	100	4	7	28.00	SF	6.50	6.50	100	1985	1985	3	44	80	

LAND DESCRIPTION

TOTAL OB/XF 2,361

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	0006	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