LOT 6
IN OR 474 PG 359
ISLAND GROVE PHASE 2 PB 5/49

GERSON LESLIE H
11241 SW 95TH ST
MIAMI, FL 33176

2025

00-00-30-0310-0006-0000

BUILDING CHARACTERISTICS

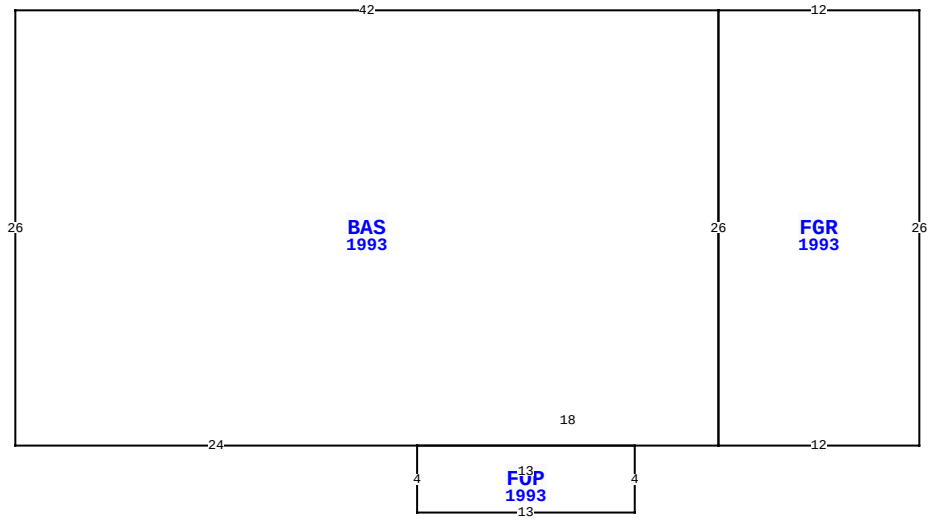
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,092	100	1993	1,092	179,070
FGR	312	55	1993	172	28,205
FOP	52	30	1993	16	2,624
TOTALS	1,456			1,280	209,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,280	150.4568	198.60	254,208	1986	1986	0	0	0	17.43	82.57

1 SNGL FAM – 0% - 0 Heated Area: 1092 HX Base Yr



2162 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	209,900
TOTAL MARKET OB/XF VALUE	1,357
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	411,257
SOH/AGL Deduction	106,883
ASSESSED VALUE	304,374
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,374
TOTAL JUST VALUE	411,257
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0474/0359	11/01/1985	WD	U	I		51,900

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W42 S26 E24 FOP=[YR=1993]
S4 E13 N4 W13 $ E18 N26 $ S26 E12 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	0	59	8	472.00	SF	3.25	3.25	100	1986	1986	3	47	721	
2	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	1986	1986	3	47	183	
3	0810	CONCRETE A	0	0	10	12	120.00	SF	6.50	6.50	100	1986	1986	3	47	367	
4	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	1986	1986	3	47	86	

LAND DESCRIPTION

TOTAL OB/XF 1,357

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	0	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