

LOT 8
IN OR 1991/658
ISLAND GROVE PHASE 2 PB 5/49

ROBINSON KIMBERLY
2186 TALBOT CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
BAS	1,092	100
FGR	312	55
FOP	64	30
PTO	150	5
TOTALS	1,618	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,291	134.9088	178.08	229,901	1984	1994	0	0	14.83	85.17
1 SNGL FAM - 100% - 2016											
Heated Area: 1092											
HX Base Yr 2016											
TOTALS 1,618											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				195,807			
TOTAL MARKET OB/XF VALUE				1,922			
TOTAL LAND VALUE - MARKET				200,000			
TOTAL MARKET VALUE				397,729			
SOH/AGL Deduction				237,539			
ASSESSED VALUE				160,190			
TOTAL EXEMPTION VALUE				HX HB 50,722			
BASE TAXABLE VALUE				109,468			
TOTAL JUST VALUE				397,729			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				338,524			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100
2	0810	CONCRETE A	0	100	38	9	342.00	SF	6.50	6.50	100
3	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100
4	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100
5	0940	SHEDS/PORT	0	100	8	5	40.00	SF	30.00	30.00	2000
6	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100
TOTALS 1,618											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 1,922											
REVIEW DATE 01/31/2024 BY KBA											