LOT 12
IN OR 772/448
ISLAND GROVE PHASE 2 PB 5/49

CARLILE CARRIE L
2173 TALBOT COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0012-0000

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	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

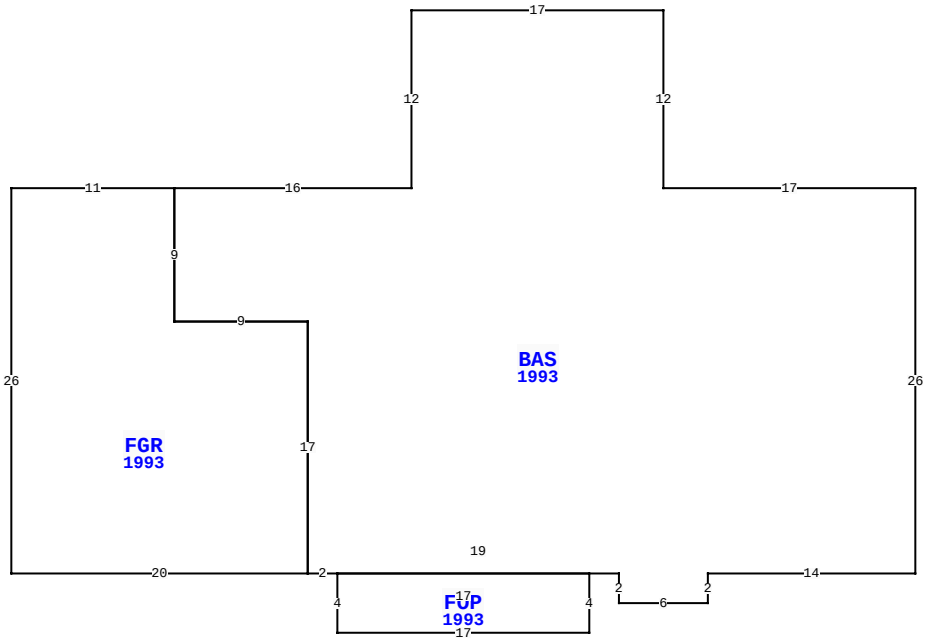
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100	1993	1,363	205,022
FGR	439	55	1993	241	36,251
FOP	68	30	1993	20	3,009
TOTALS	1,870			1,624	244,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,624	133.0182	175.58	285,142	1985	1995	0	0	0	14.33	85.67

1 SNGL FAM – 100% - 1986 Heated Area: 1363 HX Base Yr 1986



2173 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		244,281
TOTAL MARKET OB/XF VALUE		9,643
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		453,924
SOH/AGL Deduction		345,177
ASSESSED VALUE		108,747
TOTAL EXEMPTION VALUE	HX HB SL	108,747
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		453,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5663	XFOB	3,888	04/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0772/0448	9/27/1996	QC	Q	I	06	14,800
GRANTOR: CARLILE STEVEN W						
GRANTEE: CARLILE CARRIE L						
0464/0446	8/01/1985	WD	Q	I		51,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 N12 W17 S12 W16 FGR=[YR=1993] W11 S26 E20 N17 W9 N9 $ S9 E9 S17 E2 FOP=[YR=1993] S4 E17 N4 W17 $ E19 S2 E6 N2 E14 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	0	0	602.00	SF	6.50	6.50	100	1985	1985	3	44	1,722	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
3	1242	WD DECK A	0	100	16	24	384.00	SF	10.00	10.00	100	1990	1990	3	20	768	
4	0940	SHEDS/PORT	0	100	19	12	228.00	SF	49.80	49.80	100	1989	1989	3	20	2,271	
5	0810	CONCRETE A	0	100	3	12	36.00	SF	6.50	6.50	100	1989	1989	3	54.5	128	
6	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1985	1985	3	44	46	
7	0810	CONCRETE A	0	100	0	0	682.00	SF	6.50	6.50	100	1992	1992	3	62	2,748	

LAND DESCRIPTION

TOTAL OB/XF 9,643

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	121.00	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