LOT 13
IN OR 2175/955
ISLAND GROVE PHASE 2 PB 5/49

TRIANTAFILOU CHRISTINE
2161 TALBOT COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

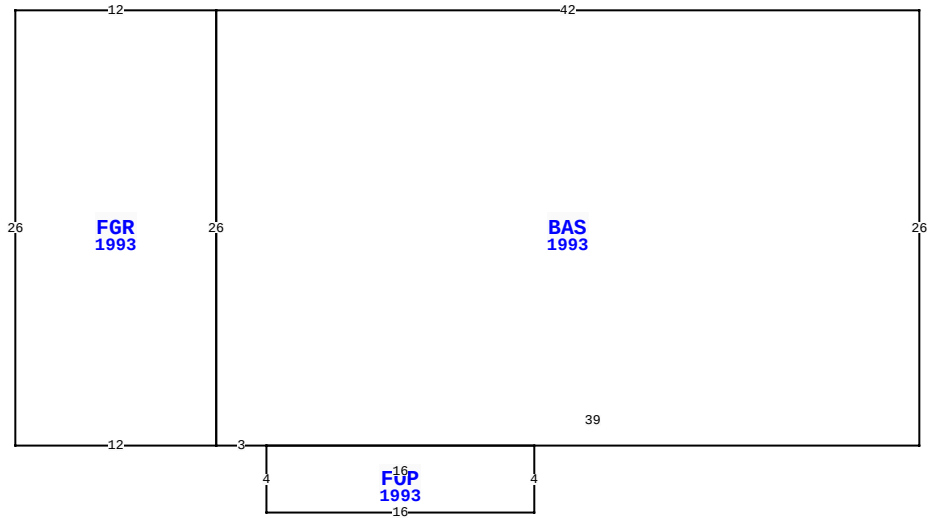
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	152,262
FGR	312	55	1993	172	23,983
FOP	64	30	1993	19	2,650
TOTALS	1,468			1,283	178,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,283	127.6500	168.50	216,186	1984	1984	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2018 Heated Area: 1092 HX Base Yr 2018



2161 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		178,894
TOTAL MARKET OB/XF VALUE		2,111
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		381,005
SOH/AGL Deduction		210,243
ASSESSED VALUE		170,762
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,040
TOTAL JUST VALUE		381,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2175/0955	12/26/2017	QC	U	I	11	100
GRANTOR: WAGONER MARLENE						
GRANTEE: TRIANTAFILOU CHRIST						
2163/1625	12/05/2017	FJ	U	I	11	100
GRANTOR: URBAN JOHN A EST						
GRANTEE: TRIANTAFILOU CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FGR=[YR=1993] W12 S26 E12 N26 $ S26 E3
FOP=[YR=1993] S4 E16 N4 W16 $ E39 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	0811	CONCRETE B	0	100	59	9	531.00	SF	5.20	5.20	100	1984	1984	3	41	1,132	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	1984	1984	3	41	104	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1992	1992	3	20	480	
4	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	100	1984	1984	3	41	320	
5	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	1984	1984	3	41	75	

LAND DESCRIPTION

TOTAL OB/XF 2,111

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