

LOT 14
IN OR 1103/489
ISLAND GROVE PHASE 2 PB 5/49

GAY DONALD G/WILSON CHARLOTTE ANETTE
2145 TALBOT CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0014-0000



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
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NEIGHBORHOOD/LOC	2009.00
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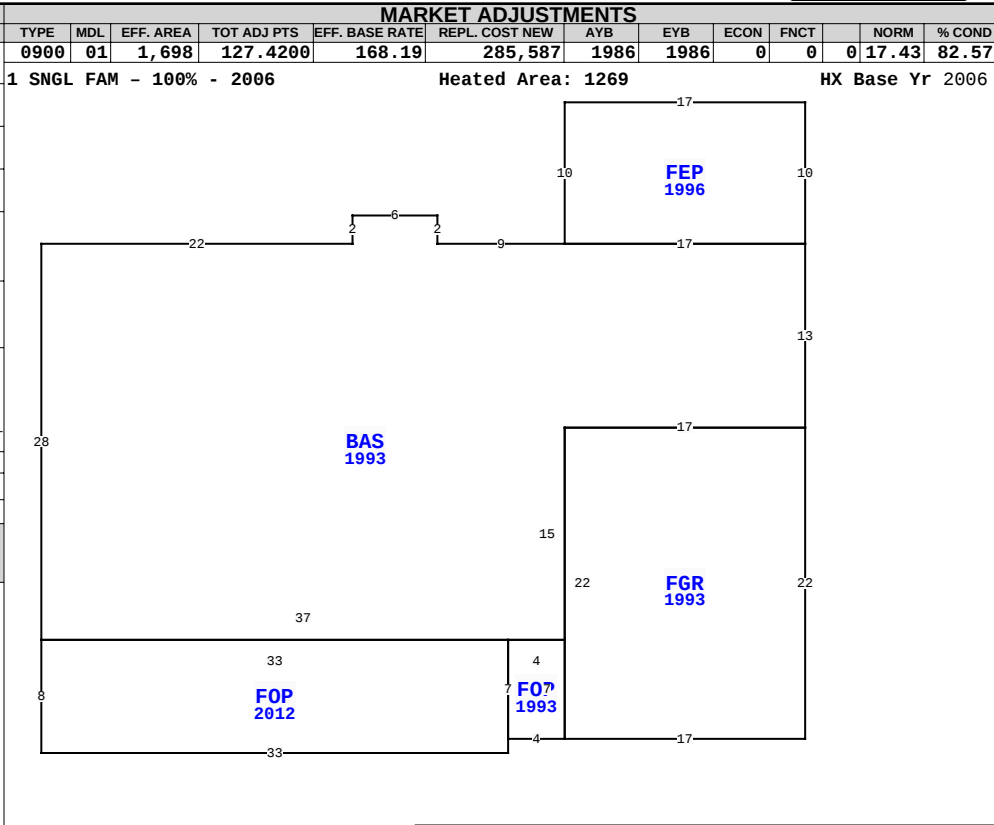
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,269	100	1993	1,269	176,232
FEP	170	80	1996	136	18,887
FGR	374	55	1993	206	28,608
FOP	28	30	1993	8	1,111
FOP	264	30	2012	79	10,971

TOTALS	2,105			1,698	235,809
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	623.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	
4	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	0	0	367.00	SF	6.50	6.50	
6	0351	CARPORT MT	0	100	15	30	450.00	SF	20.00	20.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-2	90.00	121.00	1.00	LT	

REVIEW DATE	01/31/2024	BY	KBA
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2145 TALBOT CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
6,078											

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6,078											

Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0	Common: 200,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		235,809	
TOTAL MARKET OB/XF VALUE		6,078	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		441,887	
SOH/AGL Deduction		299,506	
ASSESSED VALUE		142,381	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		91,659	
TOTAL JUST VALUE		441,887	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		380,451	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R980818	REPAIR/RRF	0	02/02/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1103/0489	12/26/2002	WD	Q	I		134,000	
GRANTOR: ROBERTS CHRISTY L & R							
GRANTEE: GAY DONALD & CHARLO							
0842/0175	7/22/1998	WD	Q	I		91,000	
GRANTOR: POTTER JAMES E JR & G							
GRANTEE: ROBERTS CHRISTY L &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=1996] W17 S10 BAS=[YR=1993] W9 N2 W6 S2 W22 S28											
FOP=[YR=2012] S8 E33 N1 FOP=[YR=1993] E4 FGR=[YR=1993] E17											
N22 W17 S22 \$ N7 W4 S7\$ N7 W33\$ E37 N15 E17 N13 W17 \$ E17 N10											
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