

LOOMIS CHRISTOPHER & CHRISTINE L
2125 TALBOT COURT
FERNANDINA BEACH, FL 32034

00-00-30-0310-0016-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 70

12CEDAR 30

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

15HARDTILE 20

03CENTRAL 100

04AIR DUCTED 100

03100

041.5 100

02WOOD FRAME 100

11. 100

0100

05DIST 1A 100

00NONE 100

06Quality Level 06

0100SINGLE FAMILY

MKT AREA02

2009.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,35210019931,352197,993

FGR31255199317225,189

FOP70301993213,076

TOTALS1,7341,545226,256

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10835QUARY TILE01001010100.00SF10.0010.0010019851985344440

20810CONCRETE A0100509450.00SF4.884.8810019851985344965

30835QUARY TILE010020360.00SF10.0010.0010019851985344264

40940SHEDS/PORT010081080.00SF30.0030.0010019911991320480

50835QUARY TILE010016348.00SF10.0010.0010019851985344211

60351CARPORT MT01001411154.00SF5.505.5010019961996320169

70810CONCRETE A01008432.00SF6.506.501001985198534492

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% COND TOT ADJUNIT PRICELAND VALUETOTAL OB/XF

1000100CRES100RSF-290.00121.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PNTSEFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

0900011,545129.4992170.94264,102198519950014.3385.67

1 SNGL FAM - 100% - 2015Heated Area: 1352HX Base Yr 2015

26181414266122618142514514

BAS1993FGR1993FOP1993

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/06/2025MLU

2125 TALBOT CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE226,256

TOTAL MARKET OB/XF VALUE2,621

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE428,877

SOH/AGL Deduction265,754

ASSESSED VALUE163,123

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE112,401

TOTAL JUST VALUE428,877

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE368,258

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1946/189211/07/2014WDQI01138,700

GRANTOR: BUCK NINA P

GRANTEE: LOOMIS CHRISTOPHER

1145/03756/13/2003QCQI06100

GRANTOR: DANIEL JOHN L

GRANTEE: BUCK NINA

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W6 N14 W18 S14 W18 S26 E16 S2E4 N2 E4 FOP=[YR=1993] S5 E14 N5 W14 \$ E18 N26 \$ S26 E12 N26\$.