LOT 17
IN OR 1893/1099
ISLAND GROVE PHASE 2 PB 5/49

BRAKE WILLIAM C & KATHLEEN F
2113 TALBOT CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0017-0000

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	12	MODULAR MT 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

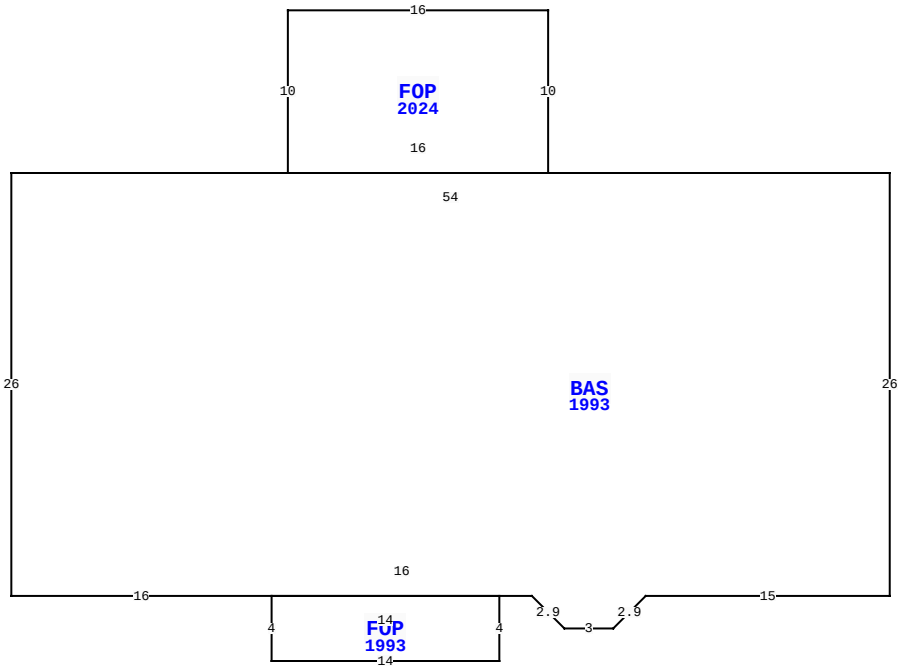
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1993	1,414	208,224
FOP	56	30	1993	17	2,504
FOP	160	30	2024	48	7,069
TOTALS	1,630			1,479	217,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,479	133.0182	175.58	259,683	1985	1990	0	0	0	16.13	83.87

1 SNGL FAM – 100% - 2017 Heated Area: 1414 HX Base Yr 2017



2113 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		217,796
TOTAL MARKET OB/XF VALUE		4,788
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		422,584
SOH/AGL Deduction		234,851
ASSESSED VALUE		187,733
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,011
TOTAL JUST VALUE		422,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9501608	REPAIR/RRF	475	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1893/1099	12/13/2013	WD	Q	I	02	164,000
GRANTOR: THORNDIKE WAYNE & DIA						
GRANTEE: BRAKE WILLIAM C & K						
1630/0164	7/10/2009	WD	Q	I	01	141,000
GRANTOR: HOLLINSHEAD GEORGE						
GRANTEE: THORNDIKE WAYNE & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W54 S26 E16 E16 D2R2 E3 U2R2 E15 N26 $
FOP=[YR=1993;ORIG=-38,26] S4 E14 N4 W14 $
FOP=[YR=2024;ORIG=-37,-10] E16 S10 W16 N10 $
.

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	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2010	2010	3	40	1,440	
2	0351	CARPORT MT	0	100	26	12	312.00	SF	10.00	10.00	100	2010	2010	3	40	1,248	
3	0810	CONCRETE A	0	100	3	18	54.00	SF	6.50	6.50	100	2010	2010	3	90	316	
4	0810	CONCRETE A	0	100	47	8	376.00	SF	6.50	6.50	100	1985	1985	3	44	1,075	
5	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	1985	1985	3	44	229	
6	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	1985	1985	3	44	137	
7	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	100	1985	1985	3	44	343	

LAND DESCRIPTION

TOTAL OB/XF 4,788

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	0006	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