LOT 18
ISLAND GROVE PHASE 1 PB 5/44

CHABOT LEONARD J L/E/
2101 TALBOT COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

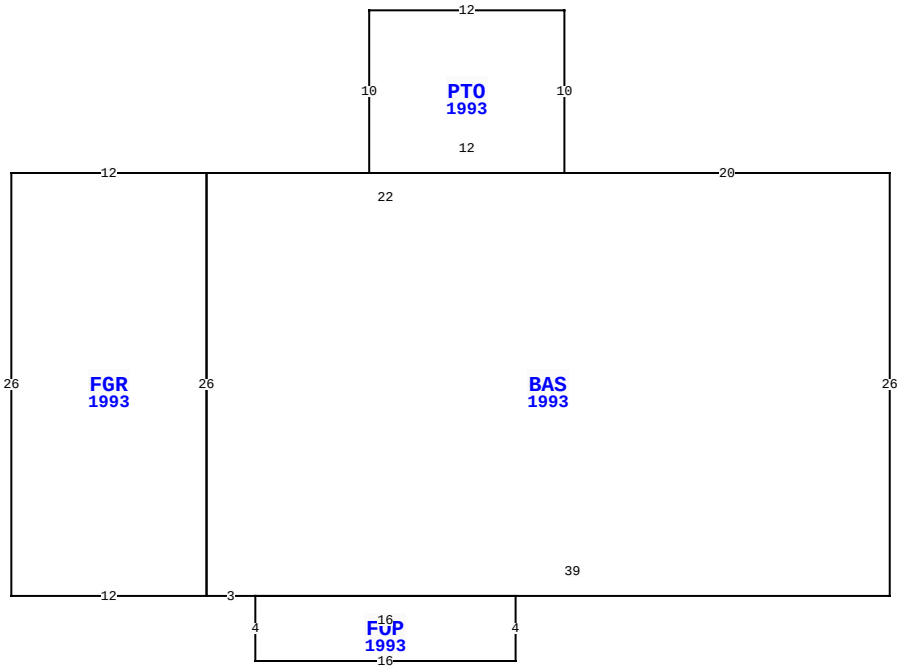
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,092	100	1993	1,092	162,972
FGR	312	55	1993	172	25,670
FOP	64	30	1993	19	2,835
PTO	120	5	1993	6	895
TOTALS	1,588			1,289	192,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,289	138.0184	182.18	234,830	1984	1984	0	0	0	18.08	81.92

1 SNGL FAM – 100% - 1998 Heated Area: 1092 HX Base Yr 1998



2101 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		192,373
TOTAL MARKET OB/XF VALUE		2,588
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		394,961
SOH/AGL Deduction		307,414
ASSESSED VALUE		87,547
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,825
TOTAL JUST VALUE		394,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2791/1393	6/02/2025	LE	U	I	11	100
GRANTOR: CHABOT LEONARD J						
GRANTEE: CHABOT JASON LEONAR						
0795/0576	6/03/1997	WD	Q	I		55,000
GRANTOR: JONES JAMES H & HELEN						
GRANTEE: CHABOT LEONARD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 PTO=[YR=1993] N10 W12 S10 E12 $ W22
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	0810	CONCRETE A	0	100	60	8	480.00	SF	6.50	6.50	100	1984	1984	3	41	1,279	
2	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	1984	1984	3	41	40	
3	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	100	1984	1984	3	41	320	
4	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	1984	1984	3	41	85	
5	0940	SHEDS/PORT	0	100	0	0	144.00	SF	30.00	30.00	100	2001	2001	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 2,588

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	0.00	0.00	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