

DAIGLE TONI M
2102 TALBOT CT
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT										CD										8									
Exterior Wall										05 AVERAGE 90										0900 01 1,420 134.9088 187.52 266,278 1985 2020 0 0 0 2.05 97.95									
Exterior Wall										12 CEDAR 10										1 SNGL FAM 100% - 2024 Heated Area: 1174 HX Base Yr 2024									
Roof Structur										03 GABLE/HIP 100																			
Roof Cover										03 COMP SHNGL 100																			
Interior Wall										05 DRYWALL 100																			
Interior Floo										13 LVT/LAMNT 60																			
Interior Floo										14 CARPET 40																			
Air Condition										03 CENTRAL 100																			
Heating Type										04 AIR DUCTED 100																			
Bedrooms										3 100																			
Bathrooms										2 100																			
Frame Stories										02 WOOD FRAME 100																			
Units										1. 1. 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										1,174										100 1993 1,174 215,635									
FGR										429										55 1993 236 43,348									
FOP										35										30 1993 10 1,837									
TOTALS										1,638										1,420 260,819									
EXTRA FEATURES										2102 TALBOT CT, FERNANDINA BEACH																			
L N										OB/XF CODE										DESCRIPTION									
BLD										CAP										L W									
UNITS										UT										Adj R									
ADJ UNIT PRICE										ORIG COND										YEAR ON									
Q										% COND										OB/XF MKT VALUE									
NOTES										BLD DATE										LGL DATE									
										XF DATE										LAND DATE									
										INC DATE										AG DATE									
										04/28/2026										MLU									
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=1993]										W21 N4 W21 S17 FGR=[YR=1993]										S22 E21									
FOP=[YR=1993]										S4 E5 N7 W5 S3\$ N19 W11 N3 W10 \$ E10 S3 E11																			
S16 E5 S7 E16 N39 \$.																													
LAND DESCRIPTION										TOTAL OB/XF										0									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT 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									
205,000.00										205,000.00										205,000									
REVIEW DATE										01/31/2024										BY KBA									
Total Acres: 0.00										Total Land Value: 205,000										Market: 0									
Agricultural: 0										Common: 205,000										PRINTED 07/09/2026 BY SYS									