LOT 4
IN OR 1943/367
ISLAND GROVE PHASE 2 PB 5/49

WALKER CASEY M
2138 TALBOT COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0004-0000

BUILDING CHARACTERISTICS

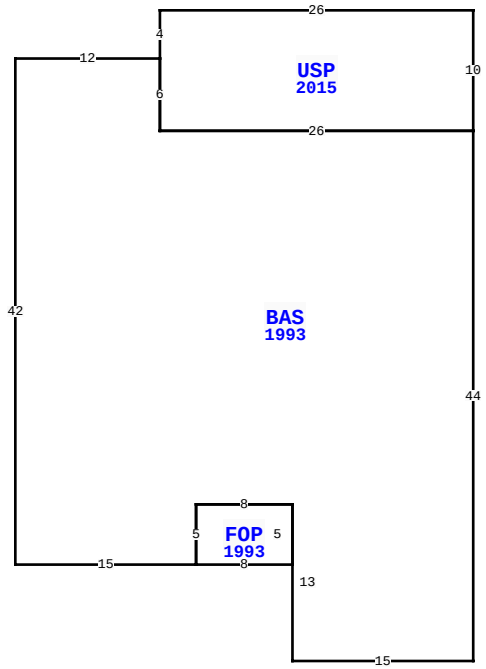
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,520	100	1993	1,520	244,740
FOP	40	30	1993	12	1,932
USP	260	30	2015	78	12,559
TOTALS	1,820			1,610	259,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,610	135.4815	188.32	303,195	1985	1995	0	0	0	14.50	85.50

1 SNGL FAM 100% - 2016 Heated Area: 1520 HX Base Yr 2016



2138 TALBOT CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		259,232
TOTAL MARKET OB/XF VALUE		46,744
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		510,976
SOH/AGL Deduction		294,443
ASSESSED VALUE		216,533
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,122
TOTAL JUST VALUE		510,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529888	SCRNENCL	12,525	01/01/2015
B18672	XFOB	3,909	10/01/2006
R09803	XFOB	300	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1943/0367	10/14/2014	WD	Q	I	01	204,500
GRANTOR: GUENTHER CONSTANCE J						
GRANTEE: WALKER CASEY M						
1419/0658	6/12/2006	WD	Q	I		290,000
GRANTOR: BASSETT GARY A & DARL						
GRANTEE: GUENTHER CONSTANCE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2015] W26 S4 BAS=[YR=1993] W12 S42 E15 FOP=[YR=1993] E8 N5 W8 S5$ N5E8S13 E15N44 W26N6$ S6 E26 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
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2006	2006	3	22	792	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	1985	1985	03	85	34,000	
10	1242	WD DECK A	0	100	26	9	234.00	SF	10.00	10.00	100	2006	2006	3	22	515	
11	0911	SCRN RM A	0	100	34	26	884.00	SF	18.00	18.00	100	2015	2015	3	60	9,547	

LAND DESCRIPTION

TOTAL OB/XF 46,744

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	90.00	145.00	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