

LOT 5
ISLAND GROVE PHASE 2 PB 5/49

TUMBLETY MICHAEL/MILLEY DIANE EST
2150 TALBOT CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0005-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 05 AVERAGE 70										0900 01 1,375 138.0184 191.85 263,794 1985 2020 0 0 0 2.15 97.85										STANDARD									
Exterior Wall 12 CEDAR 30										1 SNGL FAM 33% - 2022										Heated Area: 1092 HX Base Yr 2022									
Roof Structur 03 GABLE/HIP 100																				Tax Group: 8 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 258,122									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 600									
Interior Floo 14 CARPET 80																				TOTAL LAND VALUE - MARKET 205,000									
Interior Floo 11 CLAY TILE 20																				TOTAL MARKET VALUE 463,722									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 82,670									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 381,052									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HA HAB 51,411									
Bathrooms 2 100																				BASE TAXABLE VALUE 329,641									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 463,722									
Stories 1. 1. 100										NCON VALUE 0																			
Units 0 100										INCOME VALUE																			
BUD8 Adjustme 04 DIST 01 100										PREVIOUS YEAR MKT VALUE 448,726																			
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 1,092 204,996																													
FGR 312 55 1993 172 32,289																													
FOP 70 30 1993 21 3,942																													
FSP 224 40 2009 90 16,896																													
TOTALS 1,698 1,375 258,122																													
EXTRA FEATURES										2150 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 YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
3 0940 SHEDS/PORT 0 33 10 10 100.00 SF 30.00 30.00 100 1986 1986 3 20 600										04/28/2026 MLU																			
LAND DESCRIPTION										TOTAL OB/XF 600																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSVR																													
1 000100 C RES 33 0006 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																			