



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,264	100	1993	2,264	322,366
TOTALS	2,264			2,264	322,366

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	100	0	0	124.00	SF	10.00
5	0820	WOOD WALK	0	100	0	0	101.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-2	90.00	145.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,264	119.4620	166.05	375,937	1986	1996		0	0	14.25	85.75	
1 SNGL FAM 100% - 2013 Heated Area: 2264 HX Base Yr 2013													
2174 TALBOT CT, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/28/2026 MLU													

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
2	1242	WD DECK A	0	100	0	0	124.00	SF	10.00	10.00	100	1986	1986	3	20	248	
5	0820	WOOD WALK	0	100	0	0	101.00	SF	11.75	11.75	100	2000	2000	3	40	475	

TOTAL OB/XF													
2,683													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		322,366	
TOTAL MARKET OB/XF VALUE		2,683	
TOTAL LAND VALUE - MARKET		205,000	
TOTAL MARKET VALUE		530,049	
SOH/AGL Deduction		358,360	
ASSESSED VALUE		171,689	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		120,278	
TOTAL JUST VALUE		530,049	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		512,236	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013951	REPAIRS DUE TO FI	125,000	12/18/2024
B25816	REPAIR/RRF	2,200	03/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2754/1219	12/06/2024	QC	U	I	11	100	
GRANTOR: GREGORY MARGUERITE							
GRANTEE: MIDDLETON MARGUERIT							
1733/1572	4/08/2011	QC	U	I	11	100	
GRANTOR: JACOBS ARTHUR I TRUST							
GRANTEE: GREGORY MARGUERITE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 S6 W42 S44 E31 N8 E23 N42 \$.									