LOT 8
IN OR 1991/658
ISLAND GROVE PHASE 2 PB 5/49

ROBINSON KIMBERLY
2186 TALBOT CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0008-0000

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	08	SHT VINYL 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

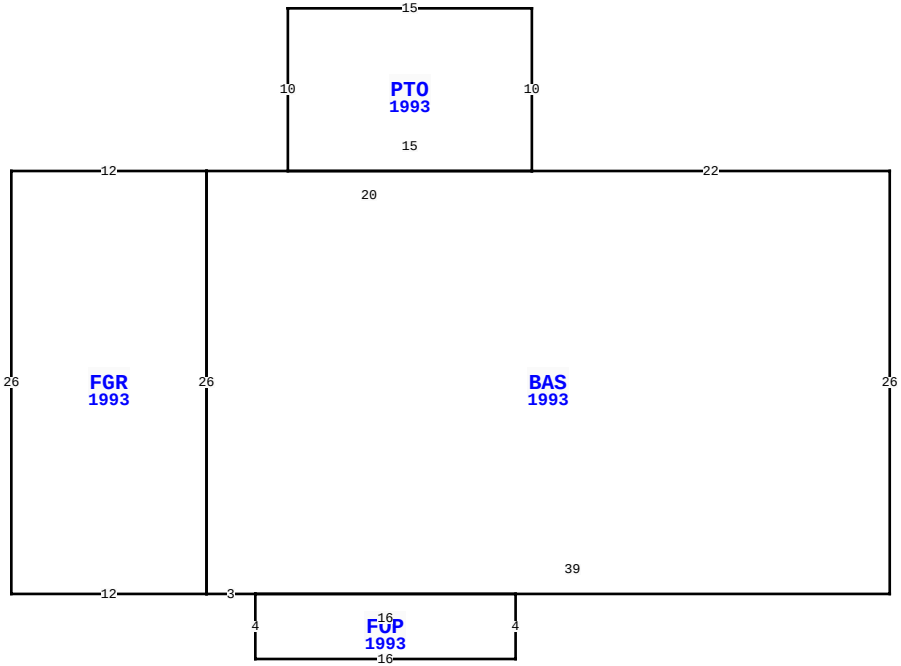
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	173,749
FGR	312	55	1993	172	27,367
FOP	64	30	1993	19	3,023
PTO	150	5	1993	8	1,273
TOTALS	1,618			1,291	205,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,291	134.9088	187.52	242,088	1984	1994	0	0	0	15.15	84.85

1 SNGL FAM 100% - 2016 Heated Area: 1092 HX Base Yr 2016



2186 TALBOT CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		205,412
TOTAL MARKET OB/XF VALUE		752
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		411,164
SOH/AGL Deduction		246,649
ASSESSED VALUE		164,515
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,104
TOTAL JUST VALUE		411,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313530	REPAIR/RRF	4,800	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1991/0658	7/15/2015	WD	Q	I	01	155,000
GRANTOR: DEVIRES BRAND & MARGA						
GRANTEE: ROBINSON KIMBERLY						
1074/1215	8/13/2002	WD	Q	I		114,500
GRANTOR: REEVES ANTHONY PAUL &						
GRANTEE: DEVRIES BRAND & MAR						

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
4	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	1985	1985	3	20	512	
5	0940	SHEDS/PORT	0	100	8	5	40.00	SF	30.00	30.00	100	2000	2000	3	20	240	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 PTO=[YR=1993] N10 W15 S10 E15 $ W20
FGR=[YR=1993] W12 S26 E12 N26 $ S26 E3 FOP=[YR=1993] S4 E16
N4 W16 $ E39 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 752

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	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