LOT 10
IN OR 1734/1675
ISLAND GROVE PHASE 2 PB 5/49

ALLEN MITCHELL F IV
2197 TALBOT COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

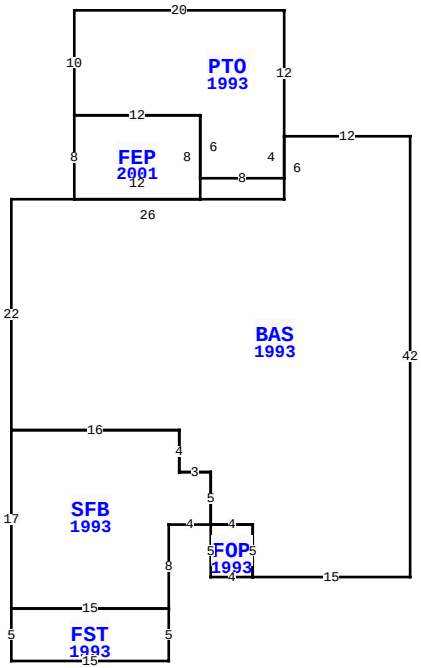
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,166	100	1993	1,166	189,958
FEP	96	80	2001	77	12,544
FOP	20	30	1993	6	977
FST	75	55	1993	41	6,679
PTO	248	5	1993	12	1,955
SFB	279	80	1993	223	36,330
TOTALS	1,884			1,525	248,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,525	139.1178	193.37	294,889	1984	1990	0	0	0	15.75	84.25

1 SNGL FAM 100% - 2012 Heated Area: 1389 HX Base Yr 2012



2197 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		248,444
TOTAL MARKET OB/XF VALUE		1,803
TOTAL LAND VALUE - MARKET		225,500
TOTAL MARKET VALUE		475,747
SOH/AGL Deduction		331,334
ASSESSED VALUE		144,413
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,002
TOTAL JUST VALUE		475,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6320	REPAIR/RRF	620	02/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1734/1675	4/11/2011	WD	U	I	11	109,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ALLEN MITCHELL F IV						
1718/1796	1/04/2011	WD	U	I	11	100
GRANTOR: COUNTRYWIDE HOME LOAN						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	

BUILDING DIMENSIONS

BAS=[YR=1993] W12PTO=[YR=1993] N12W20S10 FEP=[YR=2001] S8E12N8W12$ E12S6E8N4$ S6 W26 S22 SFB=[YR=1993] S17 FST=[YR=1993] S5E15N5 W15$E15N8E4 FOP=[YR=1993] S5E4N5W4$ N5 W3 N4 W16 $ E16 S4 E3 S5 E4 S5 E15 N42 $.

LAND DESCRIPTION

TOTAL OB/XF 1,803

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	0006	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	205,000.00	225,500.00	225,500							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,500 Market: 0 Agricultural: 0 Common: 225,500 PRINTED 07/09/2026 BY SYS