LOT 11
ISLAND GROVE PHASE 2 PB 5/49

DAIL CARLA ELIZABETH
2185 TALBOT CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0011-0000

BUILDING CHARACTERISTICS

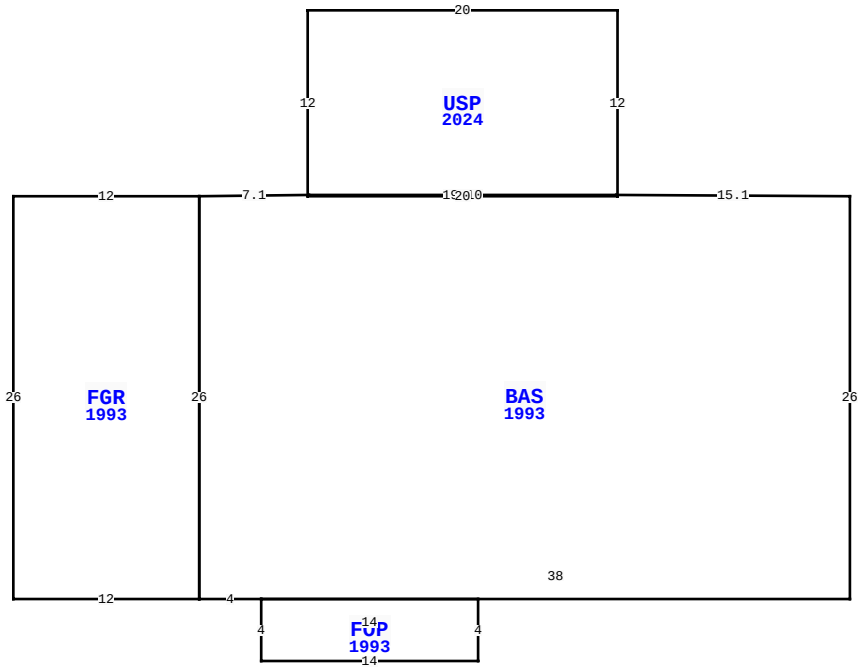
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,095	100	1993	1,095	187,912
FGR	312	55	1993	172	29,517
FOP	56	30	1993	17	2,917
USP	240	30	2024	72	12,356
TOTALS	1,703			1,356	232,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,356	144.9552	201.49	273,220	1985	1995	0	0	0	14.83	85.17

1 SNGL FAM 0% - 2023 Heated Area: 1095 HX Base Yr



2185 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	232,701
TOTAL MARKET OB/XF VALUE	9,989
TOTAL LAND VALUE - MARKET	205,000
TOTAL MARKET VALUE	447,690
SOH/AGL Deduction	8,529
ASSESSED VALUE	439,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	439,161
TOTAL JUST VALUE	447,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008757	22*12 COMPOSITE R	22,337	07/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2836/178	12/17/2025	TD	U	I	11	100
GRANTOR: DAIL CARLA E IRREVOCA						
GRANTEE: DAIL CARLA ELIZABET						
2563/1865	5/18/2022	WD	Q	I	02	402,000
GRANTOR: VAN WINTER WILLIAM SA						
GRANTEE: DAIL CARLA ELIZABET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] U0.1L15.1 W19.10 D0.1L7.1 S26 E4 E38 N26 $
FGR=[YR=1993;ORIG=-42,0] W12 S26 E12 N26 $
FOP=[YR=1993;ORIG=-38,26] S4 E14 N4 W14 $
USP=[YR=2024;ORIG=-35,-12] E20 S12 W20 N12 $
.

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
6	0912	SCRN RM G	0	0	0	0	420.00	SF	21.00	21.00	100	2024	2023		93	8,203	
7	1242	WD DECK A	0	0	0	0	192.00	SF	10.00	10.00	100	2024	2020		93	1,786	

LAND DESCRIPTION

TOTAL OB/XF 9,989

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	0	0006	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