LOT 15
IN OR 1515/767
ISLAND GROVE PHASE 2 PB 5/49

DUMARS CHRISTINE B & CHARLES T
12200 SAN BERNARDINA DRIVE NE
ALBUQUERQUE, NM 87122

**2026**

**00-00-30-0310-0015-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 60 |
| Exterior Wall | 16 | WD FR STUC 40 |
| Roof Structur | 08 | IRREGULAR 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 |

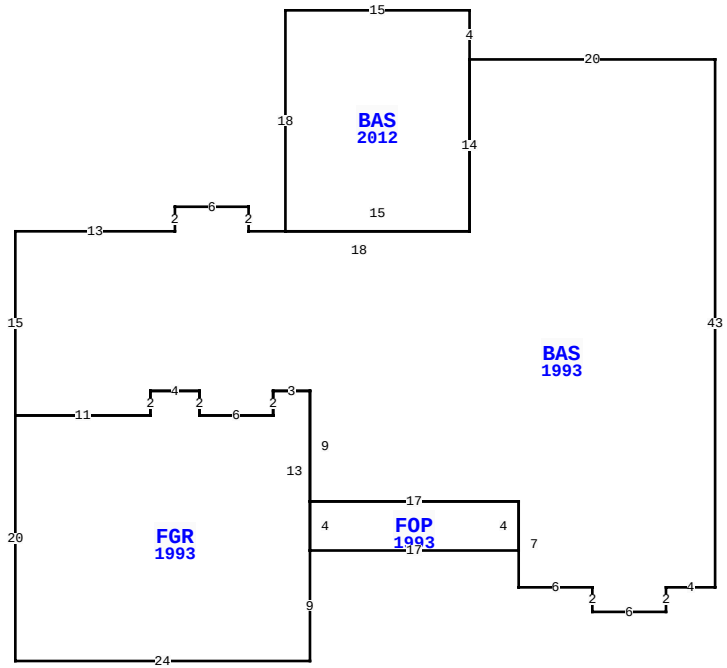
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,488 | 100 | 1993 | 1,488 | 223,115 |
| BAS | 270 | 100 | 2012 | 270 | 40,485 |
| FGR | 494 | 55 | 1993 | 272 | 40,784 |
| FOP | 68 | 30 | 1993 | 20 | 2,999 |
| TOTALS | 2,320 | | | 2,050 | 307,383 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,050 | 123.0684 | 171.07 | 350,694 | 1985 | 2000 | 0 | 0 | 0 | 12.35 | 87.65 |

1 SNGL FAM 0% - 0 Heated Area: 1758 HX Base Yr




2137 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 | 307,383 |
| TOTAL MARKET OB/XF VALUE | 2,298 |
| TOTAL LAND VALUE - MARKET | 205,000 |
| TOTAL MARKET VALUE | 514,681 |
| SOH/AGL Deduction | 114,775 |
| ASSESSED VALUE | 399,906 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 399,906 |
| TOTAL JUST VALUE | 514,681 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 498,241 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20212241 | REPAIR/RRF | 0 | 03/01/2021 |
| B018242 | REMODEL | 0 | 05/01/2001 |
| B9703854 | XFOB | 2,000 | 04/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1515/0767 | 7/27/2007 | WD | Q | I | | 240,000 |
| GRANTOR: RALPH ALAN D & TULLYE | | | | | | |
| GRANTEE: DUMARS CHRISTINE B | | | | | | |
| 0829/1154 | 4/11/1998 | WD | Q | I | | 91,000 |
| GRANTOR: BLACKMON BRANDON & MA | | | | | | |
| GRANTEE: RALPH ALAN D & TULL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2012] N4 W15 S18 E15 N14$ S14 W18 N2 W6 S2 W13 S15 FGR=[YR=1993] S20 E24 N9 FOP=[YR=1993] E17 N4 W17 S4$ N13 W3 S2 W6 N2 W4 S2 W11$ E11 N2 E4 S2 E6 N2 E3 S9 E17 S7 E6 S2E6 N2 E4 N43 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 54 | 1,890 | |
| 4 | 1242 | WD DECK A | 0 | 0 | 12 | 17 | 204.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 408 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,298

| 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 | | RSF-2 | 90.00 | 121.00 | 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