LOT 16
IN OR 1946/1892
ISLAND GROVE PHASE 2 PB 5/49

LOOMIS CHRISTOPHER & CHRISTINE L
2125 TALBOT COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0016-0000

BUILDING CHARACTERISTICS

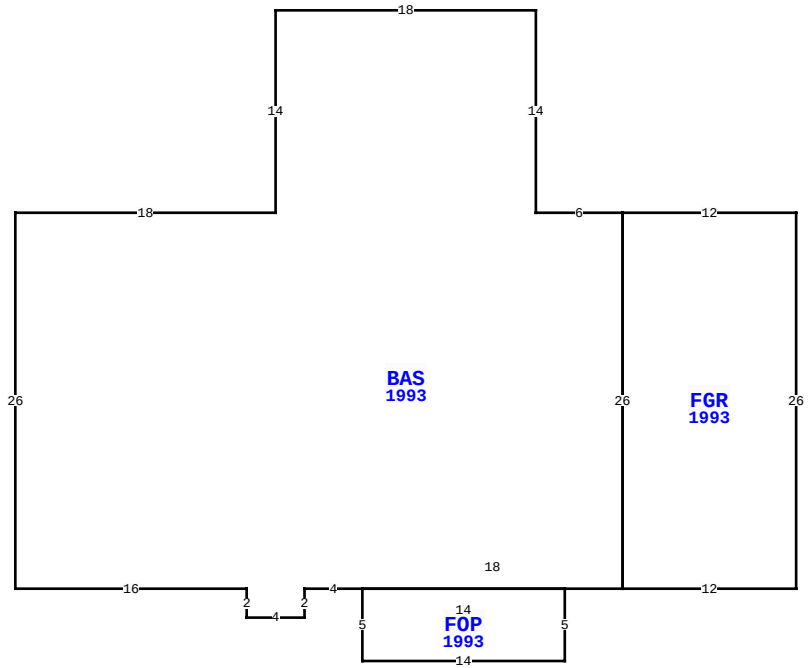
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1,352	100	1993	1,352	207,270
FGR	312	55	1993	172	26,369
FOP	70	30	1993	21	3,219
TOTALS	1,734			1,545	236,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,545	129.4992	180.00	278,100	1985	1995	0	0	0	14.83	85.17

1 SNGL FAM 100% - 2015 Heated Area: 1352 HX Base Yr 2015



2125 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		236,858
TOTAL MARKET OB/XF VALUE		649
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		442,507
SOH/AGL Deduction		274,980
ASSESSED VALUE		167,527
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,116
TOTAL JUST VALUE		442,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602738	REPAIR/RRF	50	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1946/1892	11/07/2014	WD	Q	I	01	138,700
GRANTOR: BUCK NINA P						
GRANTEE: LOOMIS CHRISTOPHER						
1145/0375	6/13/2003	QC	Q	I	06	100
GRANTOR: DANIEL JOHN L						
GRANTEE: BUCK NINA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W6 N14 W18 S14 W18 S26 E16 S2 E4 N2 E4 FOP=[YR=1993] S5 E14 N5 W14 $ E18 N26 $ S26 E12 N26 $.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1991	1991	3	20	480	
6	0351	CARPORT MT	0	100	14	11	154.00	SF	5.50	5.50	100	1996	1996	3	20	169	

LAND DESCRIPTION

TOTAL OB/XF 649

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	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