

**CHABOT LEONARD J L/E/
2101 TALBOT COURT
FERNANDINA BEACH, FL 32034**

2026

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05AVERAGE 70

12CEDAR 30

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

11CLAY TILE 20

03CENTRAL 100

04AIR DUCTED 100
3 100
2 100

02WOOD FRAME 100
1. 1. 100
0 100

05DIST 1A 100
00NONE 100

06Quality Level 06

0100SINGLE FAMILY

06Quality Level 06

0100SINGLE FAMILY

02

2009.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,09210019931,092170,952

FGR31255199317226,926

FOP64301993192,974

PTO120519936939

TOTALS1,5881,289201,793

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

50940SHEDS/PORT010000144.00SF30.0030.0010020012001320864

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT D TDPH FACT% CONDTOT ADJUNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CRES100RSF-20.000.001.00LT1.001.001.00205,000.00205,000.00205,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 205,000Market: 0Agricultural: 0Common: 205,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900011,289138.0184191.85247,2951984198400018.4081.60

Heated Area: 1092HX Base Yr 1998

PTO 1993

BAS 1993

FUP 1993

2101 TALBOT CT, FERNANDINA BEACH

BLD DATEXFC DATEINFC DATELGL DATELAND DATEAG DATE

04/28/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE201,793

TOTAL MARKET OB/XF VALUE864

TOTAL LAND VALUE - MARKET205,000

TOTAL MARKET VALUE407,657

SOH/AGL Deduction317,746

ASSESSED VALUE89,911

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE38,500

TOTAL JUST VALUE407,657

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE394,961

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2791/13936/02/2025LE U I 11100

GRANTOR: CHABOT LEONARD J

GRANTEE: CHABOT JASON LEONAR

0795/05766/03/1997WD Q I 55,000

GRANTOR: JONES JAMES H & HELEN

GRANTEE: CHABOT LEONARD J

BUILDING NOTES

BUILDING DIMENSIONS

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