

DANIEL MUTT J
2126 TALBOT COURT
FERNANDINA BEACH, FL 32034

2026

42-ZK-Z7-4012-0002-0270

BUILDING CHARACTERISTICS

ELEMENTCD

05 AVERAGE 100

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 70

11 CLAY TILE 30

03 CENTRAL 100

04 AIR DUCTED 100

3 100
2 100

02 WOOD FRAME 100

1. 1. 100
0 100

00 NONE 100

03 Quality Level 03

0100SINGLE FAMILY

MKT AREA04

4048.00

TOTALS

1,595

1,556

170,946

EXTRA FEATURES

L N

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 90,000

Market: 0

Agricultural: 0

Common: 90,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDDOR CODEMAP NUMNEIGHBORHOOD/LOC

0100011,556113.1180118.77184,80620072009007.5092.5001004048.00

1 SINGLE FAM100% - 2011Heated Area: 1544HX Base Yr 2011

BLD DATE04/04/2007JM

XF DATE04/04/2007JM

INC DATE

LGL DATE

LAND DATE

AG DATE

05/11/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE170,946

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET90,000

TOTAL MARKET VALUE260,946

SOH/AGL Deduction131,407

ASSESSED VALUE129,539

TOTAL EXEMPTION VALUEHX HB DX56,411

BASE TAXABLE VALUE73,128

TOTAL JUST VALUE260,946

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE253,618

SUBAREA MARKET VALUE

STP2007

FOP2007

BAS2007

BAS2013

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDPRICE

2026450132384/24/2026WDUUI11100

GRANTOR:KEENE STANLEY D JR

GRANTEE:DANIEL MUTT J

1377/084412/29/2005WDUV2155,000

GRANTOR:GOODWIN HAROLD C JR

GRANTEE:KEENE STANLEY D JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W10 STP=[YR=2007] N3 W4 S4 E4 N1\$ S1 W28 N2 W7 S33 E11 N2 E10 FOP=[YR=2007] E5 BAS=[YR=2013] S12 E19 N20 W9 N3 W10 S11\$ N7 W5 S7\$ N7 E5 N4 E10 S3 E9 N22\$.