LOT 69
IN OR 2017/447
EGANS BLUFF EAST PB 5/367

SALLERAS JUAN DIEGO & ANN S
2186 TAURUS CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

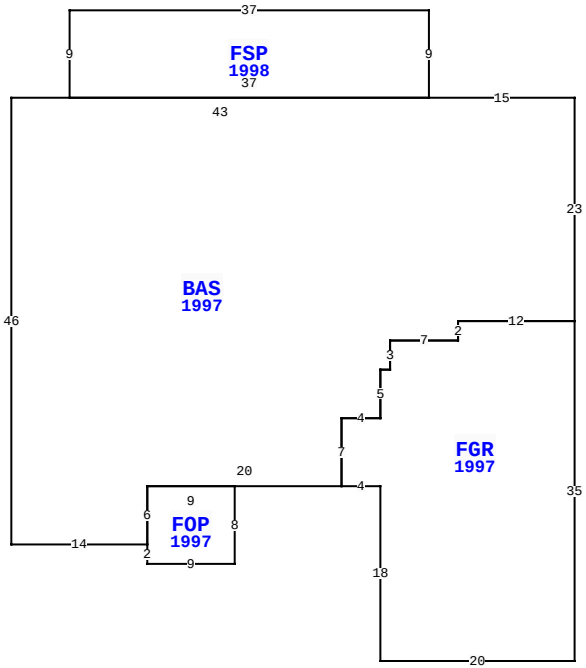
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,055	100	2,055	185,657
FGR	709	55	390	35,235
FOP	72	30	22	1,988
FSP	333	40	133	12,016
TOTALS	3,169		2,600	234,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,600	114.4080	103.25	268,450	1997	1997	0	0	0	12.50	87.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2055 HX Base Yr 2017



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

2186 TAURUS CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		234,894
TOTAL MARKET OB/XF VALUE		33,813
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		448,707
SOH/AGL Deduction		121,864
ASSESSED VALUE		326,843
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,843
TOTAL JUST VALUE		448,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701218	REMODEL	0	02/16/2017
B1632847	REMODEL	10,000	08/01/2016
B9804717	SWIM POOL	12,000	02/01/1998
B9603556	NEW CONSTR	95,940	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2017/0447	11/30/2015	WD	Q	I	01	335,000
GRANTOR: MILLER MILES & JESSIC						
GRANTEE: SALLERAS JUAN DIEGO						
1678/0317	5/20/2010	WD	Q	I	02	260,000
GRANTOR: SCARBROUGH MORRIS G &						
GRANTEE: MILLER MILES & JESS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 FSP=[YR=1998] N9 W37 S9 E37$ W43S46 E14 FOP=[YR=1997] S2 E9 N8 W9 S6 $ N6 E20 FGR=[YR=1997] E4 S18 E20 N35 W12 S2 W7 S3 W1 S5 W4 S7 $ N7 E4 N5 E1 N3 E7 N2 E12 N23 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0812	CONCRETE C	0	100	0	0	1,140.00	SF	4.00	4.00	100	1997	1997	3	75	3,420	
3	0810	CONCRETE A	0	100	62	3	186.00	SF	6.50	6.50	100	1997	1997	3	75	907	
4	0810	CONCRETE A	0	100	0	0	159.00	SF	6.50	6.50	100	1997	1997	3	75	775	
6	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152	
7	0810	CONCRETE A	0	100	0	0	1,271.00	SF	6.50	6.50	100	1998	1998	3	77	6,361	
8	0861	POOL GUNIT	0	100	0	0	520.00	SF	85.00	85.00	100	1998	1998	3	23	10,166	
9	0845	KOOL DECK	0	100	0	0	694.00	SF	7.25	7.25	100	1998	1998	3	77	3,874	
10	0756	FEP	0	100	16	8	128.00	SF	27.00	27.00	100	2000	2000	3	20	691	
11	0811	CONCRETE B	0	100	0	0	873.00	SF	5.20	5.20	100	2000	2000	3	80	3,632	

TOTAL OB/XF 33,813

LAND DESCRIPTION

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	SFR	100	0006	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS