

LOT 70 IN OR 740/1719
EGANS BLUFF EAST PB 5/367

DOBSON CHARLES M & KATHY S
2178 TAURUS COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0070-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 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	11 CLAY TILE 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
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	161,007
FGR	420	55	231	20,755
FOP	52	30	16	1,437
FOP	96	30	29	2,606
PTO	144	5	7	629
PTO	211	5	11	988
SFB	173	80	138	12,399

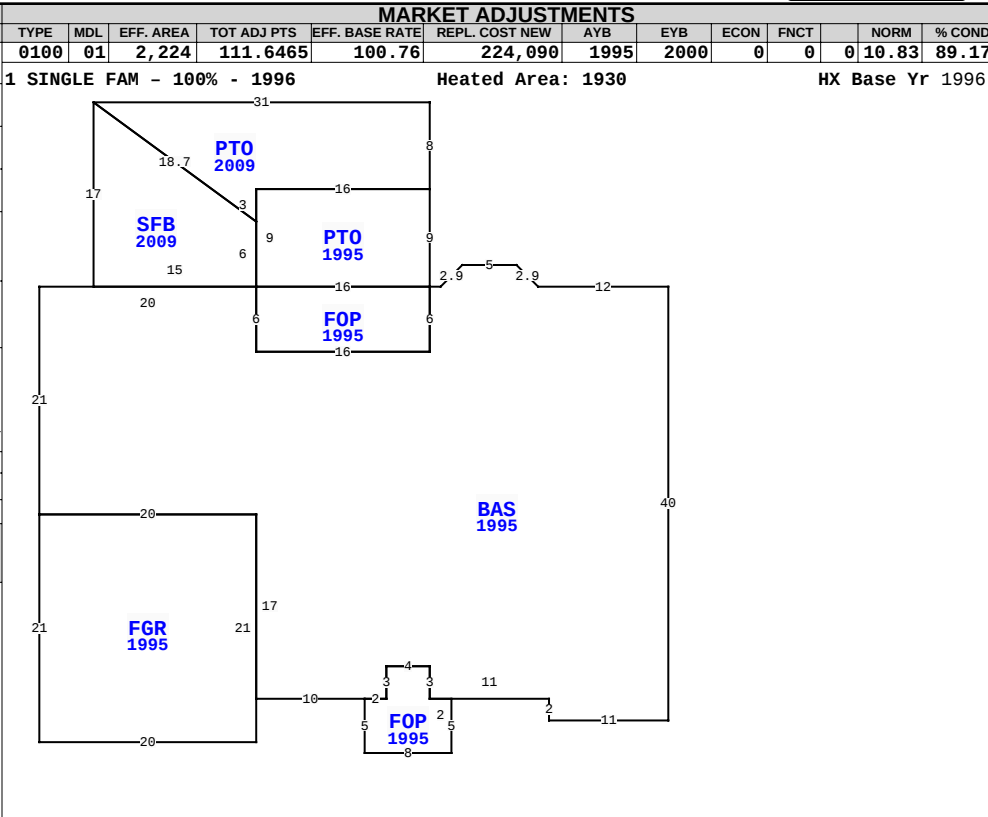
TOTALS	2,888		2,224	199,821
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EXTRA FEATURES

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
1	0811	CONCRETE B	0	100	0	0	833.00	SF	5.20	5.20	100	1995	1995	3	72	3,119	
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	1995	1995	3	72	337	
3	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							



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

TOTAL OB/XF 3,856																
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		199,821
TOTAL MARKET OB/XF VALUE		3,856
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		383,677
SOH/AGL Deduction		215,521
ASSESSED VALUE		168,156
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,156
TOTAL JUST VALUE		383,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502017	NEW CONSTR	115,600	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0740/1719	10/05/1995	WD	Q	I		116,100
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: DOBSON CHARLES M &						
0729/1283	5/16/1995	RD	U	V	06	22,500
GRANTOR: MIDLAND GROUP						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1995] W12 U2 L2 W5 D2 L2 W1 PTO=[YR=1995]
N9PTO=[YR=2009] N8 W31 SFB=[YR=2009] S17 E15 N6 U11 L15 \$
D11 R15 N3 E16 \$ W16 S9 FOP=[YR=1995] S6 E16 N6 W16 \$ E16 \$
S6 W16 N6 W20 S21 FGR=[YR=1995] S21 E20 N21W20 \$ E20 S17 E10
FOP=[YR=1995] S5 E8 N5 W2 N3 W4 S3 W2 \$ E2 N3 E4 S3 E11 S2
E11 N40 \$.