

SMITH SANDFORD W & TERAH L/E/
2154 TAURUS CT
FERNANDINA BEACH, FL 32034

2023

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 100										0100 01 1,814 117.6000 106.13 192,520 1996 1996 0 0 0 13.00 87.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 0% - 0 Heated Area: 1555 HX Base Yr										Tax Group: 8 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 167,492									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 16,107									
Interior Floo 14 CARPET 60																				TOTAL LAND VALUE - MARKET 180,000									
Interior Floo 12 HARDWOOD 40																				TOTAL MARKET VALUE 363,599									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 43,039									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 320,560									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 2 100																				BASE TAXABLE VALUE 320,560									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 363,599									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 328,701									
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				R1213204 REMODEL 6,000 11/01/2012									
MAP NUM MKT AREA 02																				B9603017 SWIM POOL 9,650 06/01/1996									
NEIGHBORHOOD/LOC 2026.00																				B9602655 NEW CONSTR 61,247 03/01/1996									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,555 100 1,555 143,578																													
FGR 451 55 248 22,898																													
FOP 38 30 11 1,015																													
TOTALS 2,044 1,814 167,492																													
EXTRA FEATURES										2154 TAURUS CT, FERNANDINA BEACH										BLD DATE 03/03/2023 NW LGL DATE									
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 DATE									
1 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1996 1996 3 80 2,800																				AG DATE									
2 0811 CONCRETE B 0 0 0 0 847.00 SF 5.20 5.20 100 1996 1996 3 73 3,215																													
3 0810 CONCRETE A 0 0 36 4 144.00 SF 6.50 6.50 100 1996 1996 3 73 683																													
4 0861 POOL GUNIT 0 0 0 0 386.00 SF 85.00 85.00 100 1996 1996 3 20 6,562																													
5 0845 KOOL DECK 0 0 0 0 538.00 SF 7.25 7.25 100 1996 1996 3 73 2,847																													
LAND DESCRIPTION										TOTAL OB/XF 16,107																			
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																													
1 000100 C SFR 0 0003 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 03/18/2020 BY DJP										Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000										PRINTED 08/02/2023 BY SYS									