

LOT 74
IN OR 1962/254
EGANS BLUFF EAST PB 5/367

SHELTON WALTER L & SANDRA L
2140 TAURUS CT
FERNANDINA BEACH, FL 32034

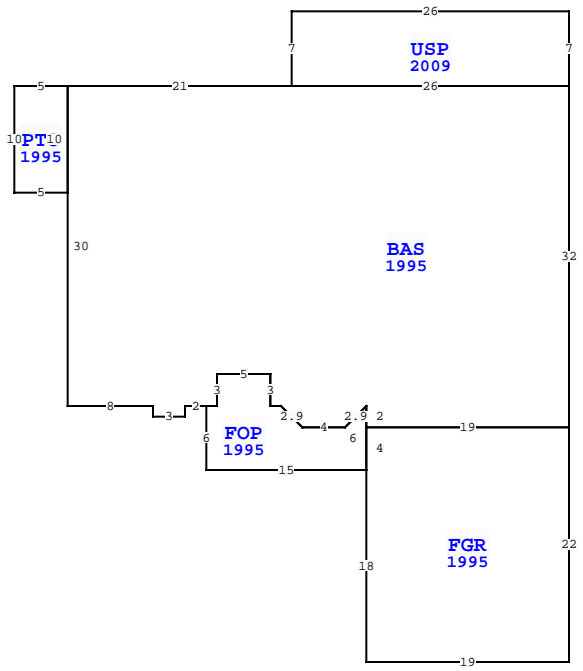
2023

00-00-30-021E-0074-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	10	ABOVE AVG 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	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
NEIGHBORHOOD/LOC	2026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,448	100	1,448
FGR	418	55	230
FOP	93	30	28
PTO	50	5	2
USP	182	30	55
			SUBAREA MARKET VALUE
			132,448
			21,038
			2,561
			183
			5,031
TOTALS	2,191		1,763
			161,261

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,763	116.7600	105.38	185,785	1995	1995	0	0	13.20	86.80
1 SINGLE FAM - 100% - 2017 Heated Area: 1448 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			161,261
TOTAL MARKET OB/XF VALUE			39,180
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			380,441
SOH/AGL Deduction			120,907
ASSESSED VALUE			259,534
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			209,534
TOTAL JUST VALUE			380,441
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632018	SWIM POOL	0	04/05/2016
B9502169	NEW CONSTR	114,200	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1962/0254	2/06/2015	WD Q	Q	I	02	220,000
GRANTOR: REGISTER INVESCO LLC						
GRANTEE: SHELTON WALTER L &						
1945/1271	11/03/2014	CT U	I	18		139,100
GRANTOR: CLERK OF COURT						
GRANTEE: REGISTER INVESCO LL						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0812	CONCRETE C	0	100	0	1,091.00	SF	4.00	4.00	100	1995	1995	3	72	3,142	
3	0810	CONCRETE A	0	100	0	272.00	SF	6.50	6.50	100	2000	2000	3	80	1,414	
4	0861	POOL GUNIT	0	100	0	364.00	SF	85.00	85.00	100	2016	2016	3	84	25,990	
5	0855	CONC PAVER	0	100	0	605.00	SF	10.00	10.00	100	2016	2016	3	97	5,869	
TOTALS															39,180	

LAND DESCRIPTION										TOTAL OB/XF														
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							