

LOT 78  
IN OR 1910/838  
EGANS BLUFF EAST PB 5/367

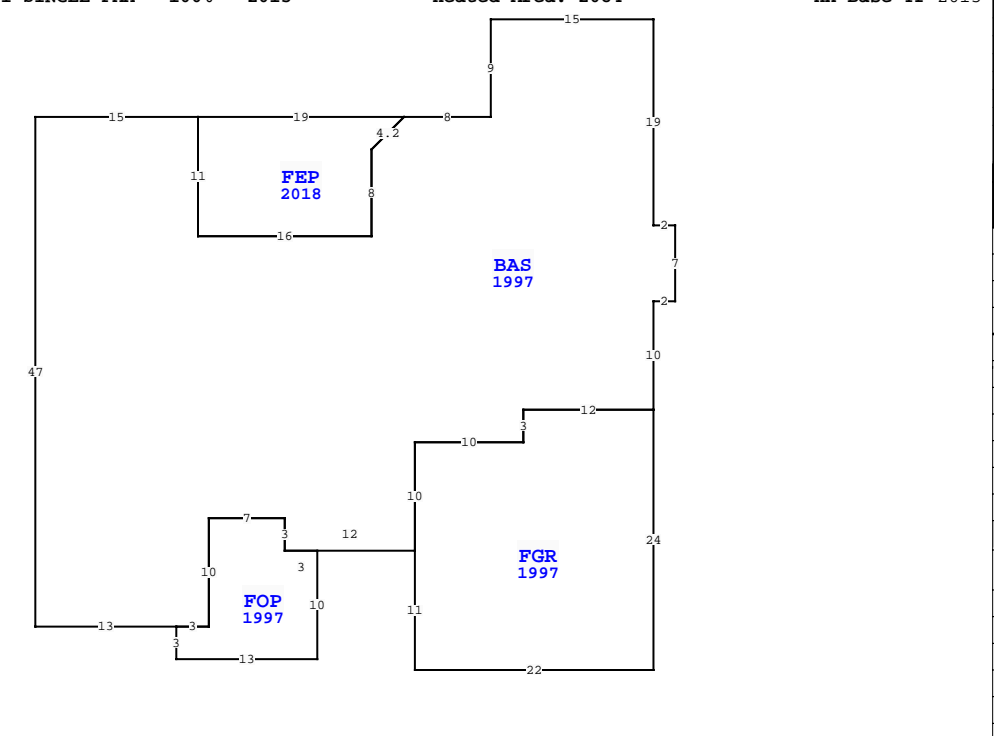
WEEPIE BRIAN C & ANGELA D  
2102 TAURUS CT  
FERNANDINA BEACH, FL 32034

**2023**

00-00-30-021E-0078-0000

BUILDING CHARACTERISTICS	
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	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,542	108.0576	97.52	247,896	1997	1997	0	0	12.20	87.80



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	2,084	100	2,084	178,438
FEP	181	80	145	12,415
FGR	498	55	274	23,460
FOP	130	30	39	3,339
TOTALS	2,893		2,542	217,653

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			217,653
TOTAL MARKET OB/XF VALUE			6,051
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			403,704
SOH/AGL Deduction			173,764
ASSESSED VALUE			229,940
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			179,940
TOTAL JUST VALUE			403,704
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603415	NEW CONSTR	78,233	10/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1910/0838	3/31/2014	WD Q	Q I	01	235,000	
GRANTOR: EAGEN THOMAS D						
GRANTEE: WEEPIE BRIAN C & AN						
0786/0568	3/05/1997	WD Q	Q I		139,200	
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: EAGEN THOMAS D & MA						

EXTRA FEATURES

2102 TAURUS CT, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG 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
1	0811	CONCRETE B	0	100	0	0		841.00	SF 5.20	100	1997	1997	3	75	3,280	
2	0810	CONCRETE A	0	100	0	0		86.00	SF 6.50	100	1997	1997	3	75	419	
3	0855	CONC PAVER	0	100	0	0		240.00	SF 10.00	100	2018	2018	3	98	2,352	

BUILDING NOTES

BUILDING DIMENSIONS  
BAS=[YR=1997] W15 S9 W8 FEP=[YR=2018] W19 S11 E16 N8 R3 U3 \$ D3 L3 S8 W16N11 W15 S47 E13 FOP=[YR=1997] S3 E13N10 W3 N3 W7 S10 W3\$ E3 N10 E7S3 E12 FGR=[YR=1997] S11 E22 N24 W12S3 W10 S10\$ N10 E10 N3 E12 N10E2 N7 W2 N19\$.

LAND DESCRIPTION		TOTAL OB/XF															6,051							
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							