

LOT 79
IN OR 1591/1540
EGANS BLUFF EAST PB 5/367

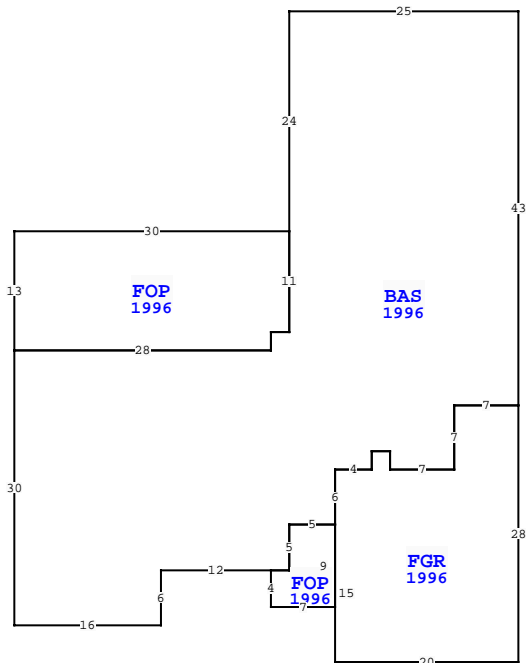
KORN WILLIAM J JR & ELIZABETH B
2101 TAURUS COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0079-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
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	
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	2,047	100	2,047
FGR	473	55	260
FOP	53	30	16
FOP	386	30	116
TOTALS	2,959		2,439
			212,246

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,439	110.6175	99.83	243,485	1996	1996	0	0	12.83	87.17
1 SINGLE FAM - 100% - 2009 Heated Area: 2047 HX Base Yr 2009											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			212,246
TOTAL MARKET OB/XF VALUE			16,319
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			408,565
SOH/AGL Deduction			198,120
ASSESSED VALUE			210,445
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			160,445
TOTAL JUST VALUE			408,565
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			380,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602903	XFOB	1,088	05/01/1996
B9602901	XFOB	7,650	05/01/1996
B9602767	SWIM POOL	15,314	04/01/1996
B9502404	NEW CONSTR	97,375	11/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1591/1540	11/03/2008	WD Q	Q	I		341,000
GRANTOR: STANN GREGORY D & CH						
GRANTEE: KORN WILLIAM J JR &						
0754/1958	3/26/1996	WD Q	Q	I		141,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: STANN & GARDINER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,378.00	SF	4.00	4.00	100	1996
2	0810	CONCRETE A	0 100	0	0	99.00	SF	6.50	6.50	100	1996
3	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1996
4	0810	CONCRETE A	0 100	0	0	73.00	SF	6.50	6.50	100	1996
5	0861	POOL GUNIT	0 100	0	0	322.00	SF	85.00	85.00	100	1996
6	0845	KOOL DECK	0 100	0	0	569.00	SF	7.25	7.25	100	1996
7	0910	SCRN RM L	0 100	30	29	870.00	SF	15.00	15.00	100	1996

TOTAL OB/XF												16,319			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT					

BUILDING NOTES											
BAS=[YR=1996] W25 S24 FOP=[YR=1996] W30 S13 E28 N2 E2 N11 \$ S11 W2 S2 W28 S30 E16 N6 E12 FOP=[YR=1996] S4 E7 N9 W5 S5 W2 \$ E2 N5 E5 FGR=[YR=1996] S15 E20 N28 W7 S7 W7 N2 W2 S2 W4 S6 \$ N6 E4 N2 E2 S2 E7 N7 E7 N43 \$.											

BUILDING DIMENSIONS											
BAS=[YR=1996] W25 S24 FOP=[YR=1996] W30 S13 E28 N2 E2 N11 \$ S11 W2 S2 W28 S30 E16 N6 E12 FOP=[YR=1996] S4 E7 N9 W5 S5 W2 \$ E2 N5 E5 FGR=[YR=1996] S15 E20 N28 W7 S7 W7 N2 W2 S2 W4 S6 \$ N6 E4 N2 E2 S2 E7 N7 E7 N43 \$.											

LAND DESCRIPTION												TOTAL OB/XF												16,319			
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										