

LOT 83
IN OR 1673/1708
EGANS BLUFF EAST PB 5/367

ADAMS JERRY L & REBECCA/
2145 TAURUS COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0083-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
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	1,471	100	1,471
FGR	437	55	240
FOP	90	30	27
UOP	96	20	19
USP	216	30	65
TOTALS	2,310		1,822

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,822	114.7650	103.58	188,723	1996	1996		0	0	12.75	87.25

1 SINGLE FAM - 100% - 2011 Heated Area: 1471 HX Base Yr 2011

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			164,661
TOTAL MARKET OB/XF VALUE			6,762
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			351,423
SOH/AGL Deduction			177,401
ASSESSED VALUE			174,022
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			124,022
TOTAL JUST VALUE			351,423
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502458	NEW CONSTR	74,905	12/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1673/1708	4/26/2010	WD Q	Q	I	02	210,000
GRANTOR: REAGIN WARREN W & EDN						
GRANTEE: ADAMS JERRY L & REB						
1336/1833	7/28/2005	WD U	U	I	06	170,000
GRANTOR: ADAMS JERRY L & REBEC						
GRANTEE: REAGIN WARREN W & E						

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	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0	100	0	918.00	SF	4.00	4.00	100	1996	1996	3	73	2,681	
3	0810	CONCRETE A	0	100	31	93.00	SF	6.50	6.50	100	1996	1996	3	73	441	
4	0940	SHEDS/PORT	0	100	14	140.00	SF	30.00	30.00	100	1997	1997	3	20	840	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2008] W8 USP=[YR=2008] W18 S12 BAS=[YR=1996] W21 S30 E3 S1 E8 N1 E2 FOP=[YR=1996] S7 E15 FGR=[YR=1996] S18 E19 N23 W19 S5\$ N5 D2 L2 W4 U2 L2 W1 N5 W5 S3 W1\$ E1 N3 B5 S5 E1 D2 R2 E4 U2 R2 E19 N32 W26\$ E18 N12\$ S12 E8 N12\$.	

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	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	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							