LOT 70
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

DOBSON CHARLES M & KATHY S
2178 TAURUS COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

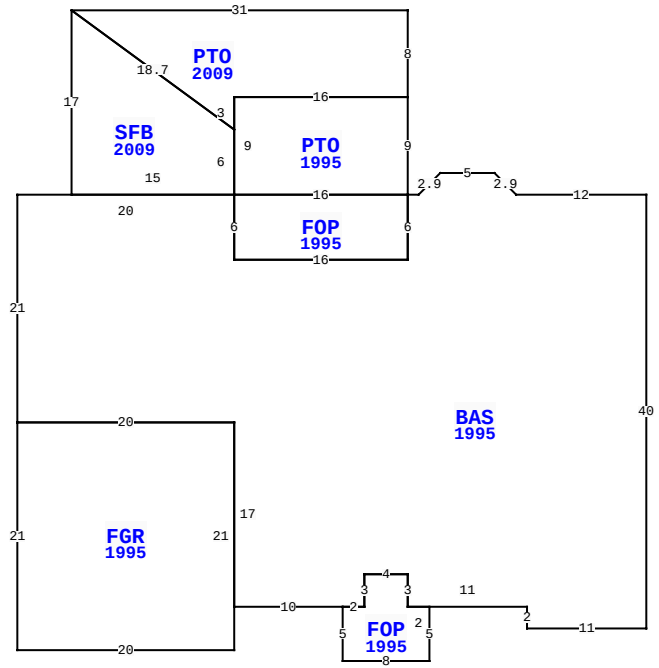
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,792	100	1,792	242,873
FGR	420	55	231	31,308
FOP	52	30	16	2,169
FOP	96	30	29	3,931
PTO	144	5	7	949
PTO	211	5	11	1,491
SFB	173	80	138	18,703
TOTALS	2,888		2,224	301,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,224	122.2795	152.85	339,938	1995	2000	0	0	0	11.33	88.67

1 SNGL FAM – 100% - 1996 Heated Area: 1930 HX Base Yr 1996



2178 TAURUS CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		301,423
TOTAL MARKET OB/XF VALUE		3,760
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		485,183
SOH/AGL Deduction		311,982
ASSESSED VALUE		173,201
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,201
TOTAL JUST VALUE		485,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502017	NEW CONSTR	115,600	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0740/1719	10/05/1995	WD	Q	I		116,100
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: DOBSON CHARLES M &						
0729/1283	5/16/1995	RD	U	V	06	22,500
GRANTOR: MIDLAND GROUP						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W12 U2 L2 W5 D2 L2 W1 PTO=[YR=1995] N9PTO=[YR=2009] N8 W31 SFB=[YR=2009] S17 E15 N6 U11 L15 $ D11 R15 N3 E16 $ W16 S9 FOP=[YR=1995] S6 E16 N6 W16 $ E16 $ S6 W16 N6 W20 S21 FGR=[YR=1995] S21 E20 N21W20 $ E20 S17 E10 FOP=[YR=1995] S5 E8 N5 W2 N3 W4 S3 W2 $ E2 N3 E4 S3 E11 S2 E11 N40 $.

EXTRA FEATURES

LN	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	833.00	SF	5.20	5.20	100	1995	1995	3	70	3,032	
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	1995	1995	3	70	328	
3	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 3,760

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS