LOT 71
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

**2024**

**00-00-30-021E-0071-0000**

## BUILDING CHARACTERISTICS

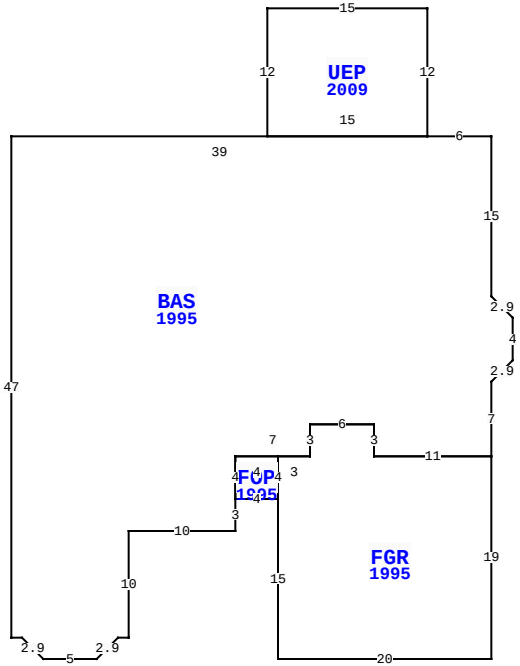
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 10 | ABOVE AVG 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 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 | 1,615 | 100 | 1,615 | 241,635 |
| FGR | 398 | 55 | 219 | 32,766 |
| FOP | 16 | 30 | 5 | 748 |
| UEP | 180 | 60 | 108 | 16,159 |
| TOTALS | 2,209 | | 1,947 | 291,308 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,947 | 134.7892 | 168.49 | 328,050 | 1995 | 2000 | 0 | 0 | 0 | 11.20 | 88.80 |

1 SNGL FAM – 100% - 2024 Heated Area: 1615 HX Base Yr 2024




2170 TAURUS CT, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 291,308 |
| TOTAL MARKET OB/XF VALUE | | 18,821 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 490,129 |
| SOH/AGL Deduction | | 161,858 |
| ASSESSED VALUE | | 328,271 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,000 |
| BASE TAXABLE VALUE | | 228,271 |
| TOTAL JUST VALUE | | 490,129 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 393,042 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9906035 | SWIM POOL | 11,500 | 04/01/1999 |
| B9501828 | NEW CONSTR | 100,900 | 04/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W6 UEP=[YR=2009] N12 W15 S12 E15 $ W39 S47E1 D2 R2 E5 U2 R2 E1 N10 E10 N3 FOP=[YR=1995] E4 FGR=[YR=1995] S15 E20 N19 W11 N3 W6 S3 W3 S4$ N4 W4 S4 $ N4 E7 N3 E6 S3 E11 N7 R2 U2 N4 L2 U2 N15 $ .

## 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 | 46 | 16 | 736.00 | SF | 5.20 | 5.20 | 100 | 1995 | 1995 | 3 | 70 | 2,679 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 84.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 70 | 382 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 512.00 | SF | 85.00 | 85.00 | 100 | 1999 | 1999 | 3 | 23 | 10,010 | |
| 4 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 1,030.00 | SF | 7.25 | 7.25 | 100 | 1999 | 1999 | 3 | 77 | 5,750 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,821

| 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