

LOT 72
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

SOWELL NOLAN C REV LIVING TRST
C/O NELLIE M SOWELL, 2162 TAURUS COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0072-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 60
Exterior Wall	16 WD FR STUC 40
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
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NEIGHBORHOOD/LOC	2026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,671	100	1,671	229,134
FEP	552	80	442	60,609
FGR	440	55	242	33,184
FOP	45	30	14	1,920

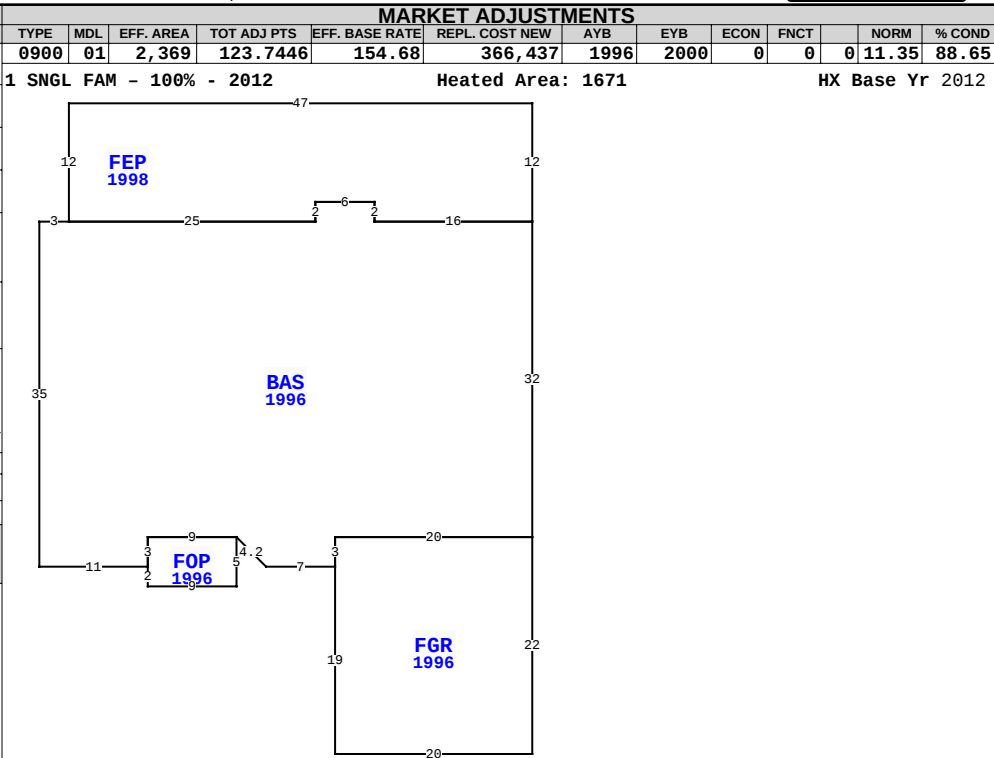
TOTALS	2,708	2,369	324,846
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0811	CONCRETE B	0 100	0	0	802.00	SF	5.20	5.20	100	1996	1996	3	72	3,003	
3	0810	CONCRETE A	0 100	0	0	96.00	SF	6.50	6.50	100	1996	1996	3	72	449	
4	0810	CONCRETE A	0 100	8	8	64.00	SF	6.50	6.50	100	1998	1998	3	75	312	
5	0861	POOL GUNIT	0 100	0	0	350.00	SF	85.00	85.00	100	1999	1999	3	23	6,843	
6	0845	KOOL DECK	0 100	0	0	562.00	SF	7.25	7.25	100	1999	1999	3	77	3,137	
7	1242	WD DECK A	0 100	16	10	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	

LAND DESCRIPTION	
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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	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							



2162 TAURUS CT, FERNANDINA BEACH

BLD DATE	03/03/2023	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8 Tax Dist:	
BUILDING MARKET VALUE		324,846	
TOTAL MARKET OB/XF VALUE		16,829	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		521,675	
SOH/AGL Deduction		307,891	
ASSESSED VALUE		213,784	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		158,784	
TOTAL JUST VALUE		521,675	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		412,954	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22093	REMODEL	1,500	11/01/2008
B9905762	SWIM POOL	11,075	02/01/1999
B9805247	ADDITION	23,688	08/01/1998
B9603148	NEW CONSTR	65,459	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1765/0804	11/18/2011	QC	U	I	11	100
GRANTOR: SOWELL NOLAN C & KATH						
GRANTEE: SOWELL NOLAN C TRUS						
1369/0725	11/28/2005	TD	U	I	01	100
GRANTOR: SOWELL NOLAN & NELLIE						
GRANTEE: SOWELL NOLAN C & KA						

BUILDING NOTES	

BUILDING DIMENSIONS	
FEP=[YR=1998] W47 S12 BAS=[YR=1996] W3 S35 E11 FOP=[YR=1996] S2 E9 N5 W9 S3 \$ N3 E9 D3 R3 E7 FGR=[YR=1996] S19E20 N22 W20 S3 \$ N3 E20 N32 W16 N2 W6 S2 W25 \$ E25 N2 E6 S2 E16 N12 \$.	