

LOT 74  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

SHELTON WALTER L & SANDRA L  
2140 TAURUS CT  
FERNANDINA BEACH, FL 32034

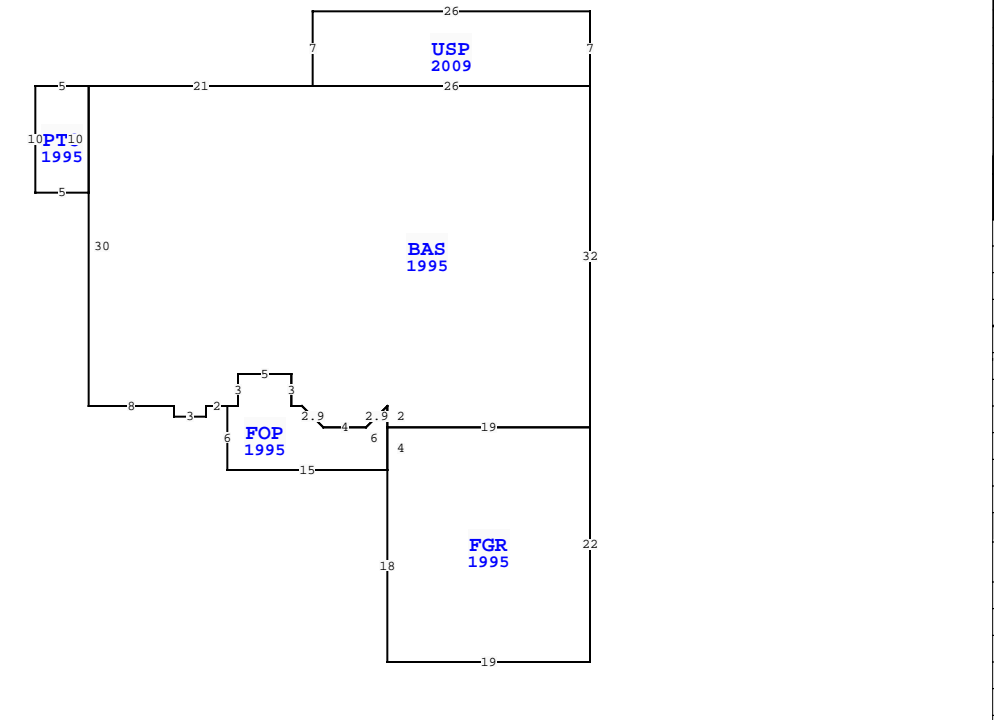
2024

00-00-30-021E-0074-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	10 ABOVE AVG 20
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	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,763	127.8800	159.85	281,816	1995	1995	0	0	13.70	86.30	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		243,207	
TOTAL MARKET OB/XF VALUE		38,016	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		461,223	
SOH/AGL Deduction		193,903	
ASSESSED VALUE		267,320	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		217,320	
TOTAL JUST VALUE		461,223	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		380,441	



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	1,448	100	1,448	199,753
FGR	418	55	230	31,729
FOP	93	30	28	3,863
PTO	50	5	2	276
USP	182	30	55	7,587
TOTALS	2,191		1,763	243,207

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	1995	1995	3	77	2,695	
2	0812	CONCRETE C	0 100	0	0	1,091.00	SF	4.00	4.00	100	1995	1995	3	70	3,055	
3	0810	CONCRETE A	0 100	0	0	272.00	SF	6.50	6.50	100	2000	2000	3	79	1,397	
4	0861	POOL GUNIT	0 100	0	0	364.00	SF	85.00	85.00	100	2016	2016	3	81	25,061	
5	0855	CONC PAVER	0 100	0	0	605.00	SF	10.00	10.00	100	2016	2016	3	96	5,808	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006061	26X24 SCREEN E	13,610	05/20/2024
B1632018	SWIM POOL	0	04/05/2016
B9502169	NEW CONSTR	114,200	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1962/0254	2/06/2015	WD Q	Q	I	02	220,000

GRANTOR: REGISTER INVESCO LLC  
GRANTEE: SHELTON WALTER L &  
1945/1271 11/03/2014 CT U I 18 139,100  
GRANTOR: CLERK OF COURT  
GRANTEE: REGISTER INVESCO LL

BUILDING NOTES	

BUILDING DIMENSIONS	
USP=[YR=2009] W26 S7 BAS=[YR=1995] W21 PTO=[YR=1995] W5 S10 E5 N10 \$ S30 E8 S1 E3 N1 E2 FOP=[YR=1995] S6 E15 FGR=[YR=1995] S18 E19 N22 W19 S4 \$ N6 L2 D2 W4 U2 L2 W1 N3 W5 S3 W1 \$ E1 N3 E5 S3 E1 D2 R2 E4 U2 R2 S2 E19 N32 W26 \$ E26 N7 \$ .	

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	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							