

LOT 75
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

JONES ANNE
2134 TAURUS CT
FERNANDINA BEACH, FL 32034

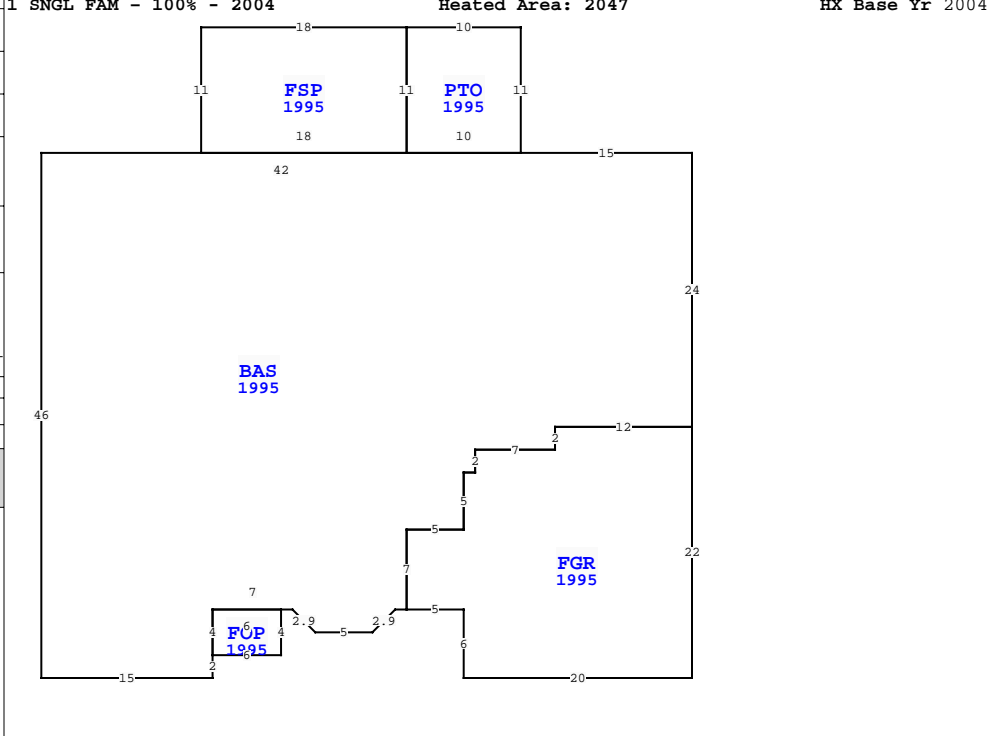
2024

00-00-30-021E-0075-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	20 FACE BRICK 30
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	2,390	123.5192	154.40	369,016	1995	2000	0	0	12.88	87.12	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		321,487	
TOTAL MARKET OB/XF VALUE		3,031	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		504,518	
SOH/AGL Deduction		300,539	
ASSESSED VALUE		203,979	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		153,979	
TOTAL JUST VALUE		504,518	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		396,451	



Quality				
DOR CODE	QUALITY LEVEL			
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	2,047	100	2,047	275,349
FGR	457	55	251	33,762
FOP	24	30	7	942
FSP	198	40	79	10,627
PTO	110	5	6	807
TOTALS	2,836		2,390	321,487

2134 TAURUS CT, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501682	NEW CONSTR	96,500	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1066/0294	7/01/2002	WD	Q	I		189,900
GRANTOR: ROBILLARD SANDRA L						
GRANTEE: JONES ANNE						
1007/1033	9/13/2001	QC	U	I	18	100
GRANTOR: MELUGIN MAUREEN O						
GRANTEE: MELUGIN MAUREEN O L						

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	0811	CONCRETE B	0 100	45	16	720.00	SF	5.20	5.20	100	1995	1995	3	70	2,621	
2	0810	CONCRETE A	0 100	30	3	90.00	SF	6.50	6.50	100	1995	1995	3	70	410	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=1995] W15 PTO=[YR=1995] N11 W10 FSP=[YR=1995] W18 S11 E18 N11 \$ S11 E10 \$ W42 S46 E15 N2 FOP=[YR=1995] E6 N4 W6 S4 \$ N4 E7 D2 R2 E5 U2 R2 E1 FGR=[YR=1995] E5 S6 E20 N22 W12 S2 W7 S2 W1 S5 W5 S7 \$ N7 E5 N5 E1 N2 E7 N2 E12 N24 \$.

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							