

LOT 76
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

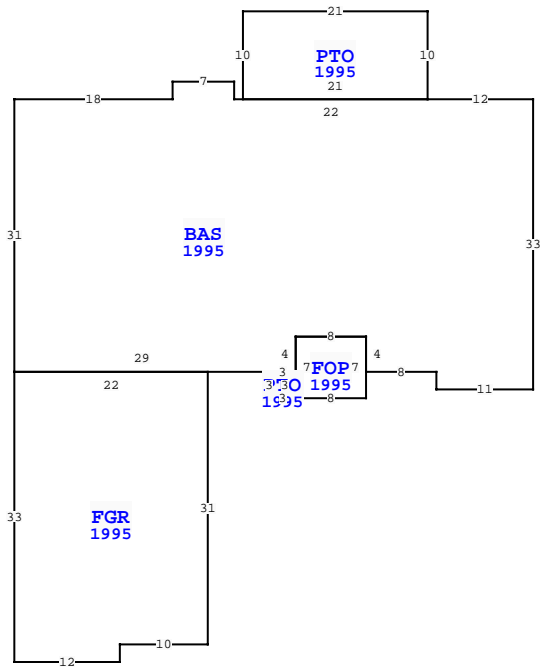
PEARSON KENNETH W & J MARIA
2126 TAURUS CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0076-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 60	
Exterior Wall	16	WD FR STUC 40	
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	
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
BAS	1,833	100	1,833
FGR	706	55	388
FOP	56	30	17
PTO	9	5	0
PTO	210	5	10
TOTALS	2,814		2,248
			305,444

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,248	122.6176	153.27	344,551	1995	2000	0	0	11.35	88.65
1 SNGL FAM - 100% - 1996 Heated Area: 1833 HX Base Yr 1996											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			305,444
TOTAL MARKET OB/XF VALUE			6,588
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			492,032
SOH/AGL Deduction			317,410
ASSESSED VALUE			174,622
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			124,622
TOTAL JUST VALUE			492,032
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			389,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501892	NEW CONSTR	128,000	05/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0746/0508	12/13/1995	WD	U	I	07	100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: PEARSON KENNETH W &						
0737/1615	8/28/1995	WD	Q	I		129,200
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: PEARSON KENNETH W &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	1,314.00	SF	4.00	4.00	100	1995
2	0810	CONCRETE A	0	100	0	47.00	SF	6.50	6.50	100	1995
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995

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

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=1995] W12 PTO=[YR=1995] N10 W21 S10 E21 \$ W22 N2 W7
 S2 W18 S31 FGR=[YR=1995] S33 E12 N2 E10 N31 W22 \$ E29
 PTO=[YR=1995] S3 E3 FOP=[YR=1995] E8 N7 W8 S7 \$ N3 W3 \$ E3 N4
 E8 S4 E8 S2 E11 N33 \$.

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	DPHT 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							