

LOT 77
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

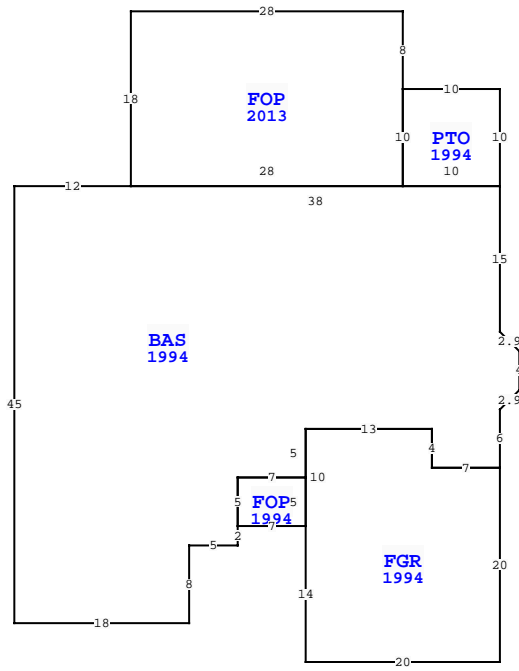
HILL DOUGLAS S & LAUREN M
2118 TAURUS COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0077-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
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	1,745	100	1,745
FGR	452	55	249
FOP	35	30	10
FOP	504	30	151
PTO	100	5	5
			SUBAREA MARKET VALUE
			244,179
			34,843
			1,399
			21,129
			700
TOTALS	2,836		2,160
			302,250

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,160	130.1685	162.71	351,454	1994	1994	0	0	14.00	86.00
1 SNGL FAM - 100% - 2001 Heated Area: 1745 HX Base Yr 2001											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		302,250	
TOTAL MARKET OB/XF VALUE		23,524	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		505,774	
SOH/AGL Deduction		290,089	
ASSESSED VALUE		215,685	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		165,685	
TOTAL JUST VALUE		505,774	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		404,200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326804	LANAI	28,500	01/01/2013
B9602800	SWIM POOL	15,545	04/01/1996
B9501808	XFOB	2,448	04/01/1995
B9401357	ADDITION	3,100	10/01/1994
B9400956	NEW CONSTR	109,700	02/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0953/1740	10/16/2000	WD	Q	I		186,000
GRANTOR: MOSLEY RICHARD H & KR						
GRANTEE: HILL DOUGLAS S & LA						
0848/0576	9/11/1998	WD	Q	I		155,400
GRANTOR: GAGNE JANET A & CONRA						
GRANTEE: MOSLEY RICHARD H &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1994
2	0811	CONCRETE B	0	100	49	784.00	SF	5.20	5.20	100	1994
3	0810	CONCRETE A	0	100	25	75.00	SF	6.50	6.50	100	1994
4	0940	SHEDS/PORT	0	100	12	144.00	SF	30.00	30.00	100	1995
5	0861	POOL GUNIT	0	100	0	516.00	SF	85.00	85.00	100	1996
6	0845	KOOL DECK	0	100	0	1,331.00	SF	7.25	7.25	100	1996
7	1075	TRELLIS G	0	100	14	140.00	SF	35.00	35.00	100	1996

TOTAL OB/XF												23,524			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT					

BUILDING NOTES											
PTO=[YR=1994] W10 FOP=[YR=2013] N8 W28 S18 BAS=[YR=1994] W12 S45 E18 N8 E5 N2 FOP=[YR=1994] E7 FGR=[YR=1994] S14 E20 N20W7 N4 W13 S10 \$ N5 W7 S5 \$ N5 E7 N5 E13 S4 E7 N6 U2 R2 N4 L2 U2 N15 W38 \$ E28 N10 \$ S10 E10 N10 \$.											

LAND DESCRIPTION												TOTAL OB/XF												23,524			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	180,000.00	180,000.00	180,000											