

LOT 82  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

FRATUS CARMELA LIVING TRUST/FRATUS CARMELA TRUSTEE  
2133 TAURUS CT  
FERNANDINA BEACH, FL 32034

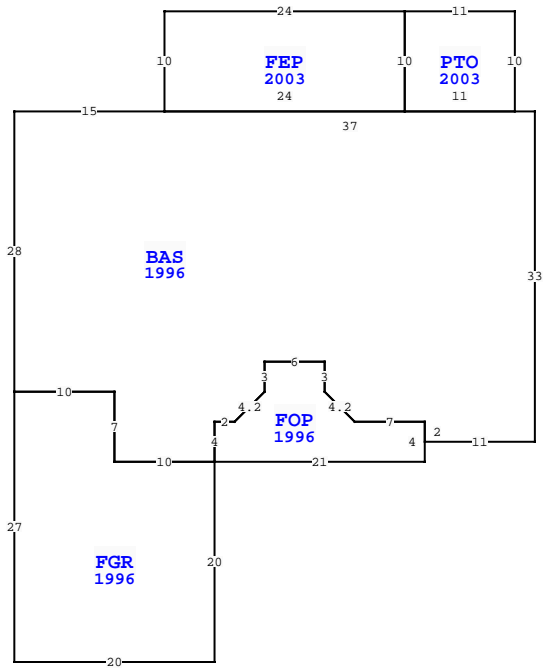
2024

00-00-30-021E-0082-0000



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	1,599	100	1,599
FEP	240	80	192
FGR	470	55	258
FOP	129	30	39
PTO	110	5	6
TOTALS	2,548		2,094
			291,389

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,094	124.8716	156.09	326,852	1996	2001	0	0	10.85	89.15
1 SNGL FAM - 100% - 1997 Heated Area: 1599 HX Base Yr 1997											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			291,389
TOTAL MARKET OB/XF VALUE			6,116
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			477,505
SOH/AGL Deduction			290,055
ASSESSED VALUE			187,450
TOTAL EXEMPTION VALUE	HX HB WX SX		105,000
BASE TAXABLE VALUE			82,450
TOTAL JUST VALUE			477,505
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213233	REMODEL	10,800	11/01/2012
B24563	REMODEL	1,500	04/01/2011
B0310786	ADDITION	13,099	01/01/2003
B9603147	NEW CONSTR	63,612	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/0557	3/25/2021	QC	U	I	11	100
GRANTOR: ANDERSON CLEO A & CAR						
GRANTEE: FRATUS CARMELA LIVI						
0779/1910	12/18/1996	WD	Q	I		116,700
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: FRATUS CARMELA & CL						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0811	CONCRETE B	0	100	0	775.00	SF	5.20	5.20	100	1996	1996	3	72	2,902	
3	0810	CONCRETE A	0	100	0	96.00	SF	6.50	6.50	100	1996	1996	3	72	449	

2133 TAURUS CT, FERNANDINA BEACH

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

BUILDING NOTES	

**BUILDING DIMENSIONS**  
PTO=[YR=2003] W11 FEP=[YR=2003] W24 S10 BAS=[YR=1996] W15 S28 FGR=[YR=1996] S27 E20 N20 FOP=[YR=1996] E21 N4 W7 U3 L3 N3W6 S3 L3 D3 W2 S4 \$ W10 N7 W10 \$E10 S7 E10 N4 E2 U3 R3 N3 B6 S3 R3 D3 E7 S2 E11N33 W37 \$ E24N10 \$ S10 E11 N10\$.

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							