

LOT 69
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

SALLERAS JUAN DIEGO & ANN S
2186 TAURUS CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0069-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,055	100	1997	2,055	294,011
FGR	709	55	1997	390	55,798
FOP	72	30	1997	22	3,148
FSP	333	40	1998	133	19,028
TOTALS	3,169			2,600	371,985

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,600	125.3040	165.40	430,040	1997	1997	0	0	0	13.50	86.50
1 SNGL FAM - 100% - 2017 Heated Area: 2055 HX Base Yr 2017												
2186 TAURUS CT, FERNANDINA BEACH												
		BLD DATE	03/03/2023		NW	LGL DATE						
		XF DATE							LAND DATE			
		INC DATE							AG DATE			

NASSAU COUNTY PROPERTY										PAGE 1 of 1		1
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 8					Tax Dist:							
BUILDING MARKET VALUE										371,985		
TOTAL MARKET OB/XF VALUE										31,544		
TOTAL LAND VALUE - MARKET										180,000		
TOTAL MARKET VALUE										583,529		
SOH/AGL Deduction										237,118		
ASSESSED VALUE										346,411		
TOTAL EXEMPTION VALUE					HX HB		50,722					
BASE TAXABLE VALUE										295,689		
TOTAL JUST VALUE										583,529		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										566,744		
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