

LOT 71
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

CELLA PATRICIA E
2170 TAURUS COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0071-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY										PAGE 1 of 1				8									
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										8												
Exterior Wall	05	AVERAGE 80				0900	01	1,947	134.7892	177.92	346,410	1995	1995		0	0	14.20	85.80	VALUATION BY										STANDARD												
Exterior Wall	10	ABOVE AVG 20				1 SNGL FAM - 0% - 2025												Heated Area: 1615												HX Base Yr											
Roof Structur	03	GABLE/HIP 100																						297,220																	
Roof Cover	03	COMP SHNGL 100																						17,713																	
Interior Wall	05	DRYWALL 100																						180,000																	
Interior Floor	11	CLAY TILE 100																						494,933																	
Air Condition	03	CENTRAL 100																						0																	
Heating Type	04	AIR DUCTED 100																						494,933																	
Bedrooms		3 100																						0																	
Bathrooms		2 100																						494,933																	
Frame	02	WOOD FRAME 100																						0																	
Stories	1.	1. 100																						494,933																	
Units		0 100																						0																	
Occupancy	00	NONE 100																						490,129																	
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	1,615	100	1995	1,615	246,539																																				
FGR	398	55	1995	219	33,431																																				
FOP	16	30	1995	5	764																																				
UEP	180	60	2009	108	16,486																																				
TOTALS		2,209			1,947	297,220																																			
EXTRA FEATURES						2170 TAURUS CT, FERNANDINA BEACH												BLD DATE 03/03/2023 NW LGL DATE																							
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	LAND DATE																							
1	0811	CONCRETE B	0	0	46	16	736.00	SF	5.20	5.20	100	1995	1995	3	68	2,602		AG DATE																							
2	0810	CONCRETE A	0	0	0	0	84.00	SF	6.50	6.50	100	1995	1995	3	68	371																									
3	0861	POOL GUNIT	0	0	0	0	512.00	SF	85.00	85.00	100	1999	1999	3	21	9,139																									
4	0845	KOOL DECK	0	0	0	0	1,030.00	SF	7.25	7.25	100	1999	1999	3	75	5,601																									