LOT 72
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

SOWELL NOLAN C REV LIVING TRST
C/O NELLIE M SOWELL, 2162 TAURUS COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0072-0000

BUILDING CHARACTERISTICS

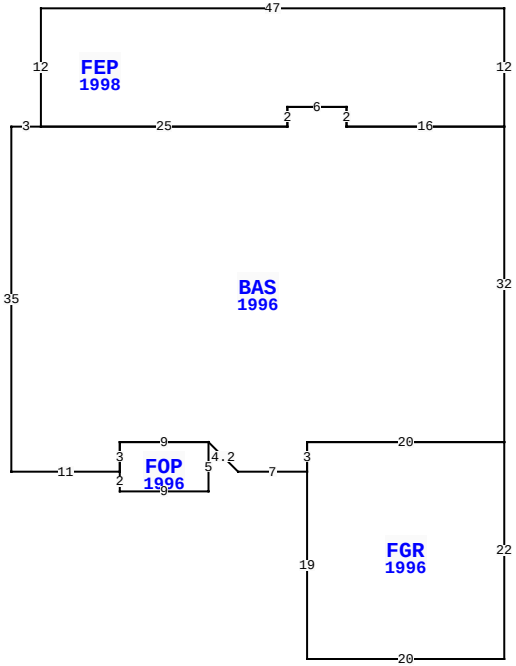
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,671	100	1996	1,671	235,139
FEP	552	80	1998	442	62,197
FGR	440	55	1996	242	34,053
FOP	45	30	1996	14	1,970
TOTALS	2,708			2,369	333,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,369	123.7446	163.34	386,952	1996	1996	0	0	0	13.85	86.15

1 SNGL FAM – 100% - 2012 Heated Area: 1671 HX Base Yr 2012



2162 TAURUS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		333,359
TOTAL MARKET OB/XF VALUE		15,979
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		529,338
SOH/AGL Deduction		309,354
ASSESSED VALUE		219,984
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		164,262
TOTAL JUST VALUE		529,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22093	REMODEL	1,500	11/01/2008
B9905762	SWIM POOL	11,075	02/01/1999
B9805247	ADDITION	23,688	08/01/1998
B9603148	NEW CONSTR	65,459	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1765/0804	11/18/2011	QC	U	I	11	100
GRANTOR: SOWELL NOLAN C & KATH						
GRANTEE: SOWELL NOLAN C TRUS						
1369/0725	11/28/2005	TD	Q	I	01	100
GRANTOR: SOWELL NOLAN & NELLIE						
GRANTEE: SOWELL NOLAN C & KA						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1998] W47 S12 BAS=[YR=1996] W3 S35 E11 FOP=[YR=1996] S2 E9 N5 W9 S3 $ N3 E9 D3 R3 E7 FGR=[YR=1996] S19E20 N22 W20 S3 $ N3 E20 N32 W16 N2 W6 S2 W25 $ E25 N2 E6 S2 E16 N12 $.

EXTRA FEATURES

LN	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	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	802.00	SF	5.20	5.20	100	1996	1996	3	70	2,919	
3	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50	6.50	100	1996	1996	3	70	437	
4	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	1998	1998	3	73	304	
5	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	1999	1999	3	21	6,248	
6	0845	KOOL DECK	0	100	0	0	562.00	SF	7.25	7.25	100	1999	1999	3	75	3,056	
7	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 15,979

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	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							

REVIEW DATE 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS