LOT 73
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

SMITH SANDFORD W & TERAH L/E/
2154 TAURUS CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0073-0000

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	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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

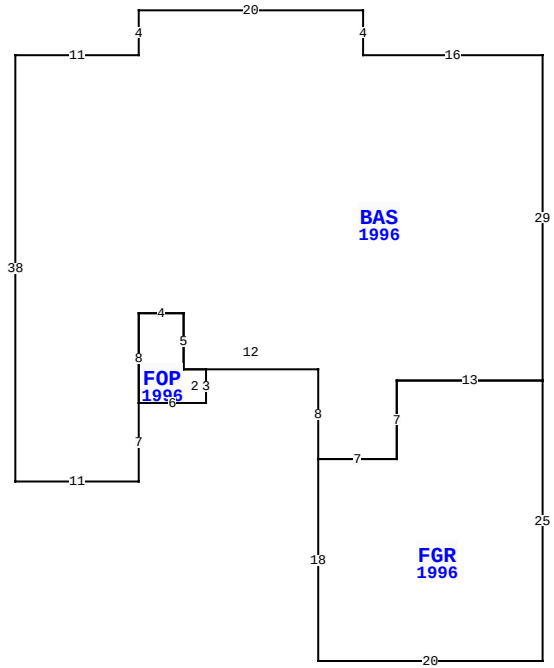
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100	1996	1,555	227,368
FGR	451	55	1996	248	36,262
FOP	38	30	1996	11	1,608
TOTALS	2,044			1,814	265,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,814	128.8000	170.02	308,416	1996	1996	0	0	0	14.00	86.00

1 SNGL FAM – 0% - 0 Heated Area: 1555 HX Base Yr



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

2154 TAURUS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	265,238
TOTAL MARKET OB/XF VALUE	15,725
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	460,963
SOH/AGL Deduction	73,085
ASSESSED VALUE	387,878
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	387,878
TOTAL JUST VALUE	460,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	448,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213204	REMODEL	6,000	11/01/2012
B9603017	SWIM POOL	9,650	06/01/1996
B9602655	NEW CONSTR	61,247	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/0231	11/07/2019	LE	U	I	11	100
GRANTOR: SMITH SANDFORD W & TE						
GRANTEE: SANDFORD W SMITH TR						
2085/1049	11/28/2016	WD	Q	I	01	290,000
GRANTOR: BEHAN PAUL R & JOY P						
GRANTEE: SMITH SANFORD W & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W16 N4 W20 S4 W11 S38 E11 N7 FOP=[YR=1996] E6 N3 W2 N5 W4 S8 $ N8 E4 S5 E12 S8 FGR=[YR=1996] S18 E20 N25 W13 S7 W7 $ E7 N7 E13 N29 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	0	0	0	847.00	SF	5.20	5.20	100	1996	1996	3	70	3,083	
3	0810	CONCRETE A	0	0	36	4	144.00	SF	6.50	6.50	100	1996	1996	3	70	655	
4	0861	POOL GUNIT	0	0	0	0	386.00	SF	85.00	85.00	100	1996	1996	3	20	6,562	
5	0845	KOOL DECK	0	0	0	0	538.00	SF	7.25	7.25	100	1996	1996	3	70	2,730	

LAND DESCRIPTION

TOTAL OB/XF 15,725

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	0	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 03/18/2020 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS