

LOT 74
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

KELSEY JAMES PATRICK II & IWA M
2140 TAURUS CT
FERNANDINA BEACH, FL 32034

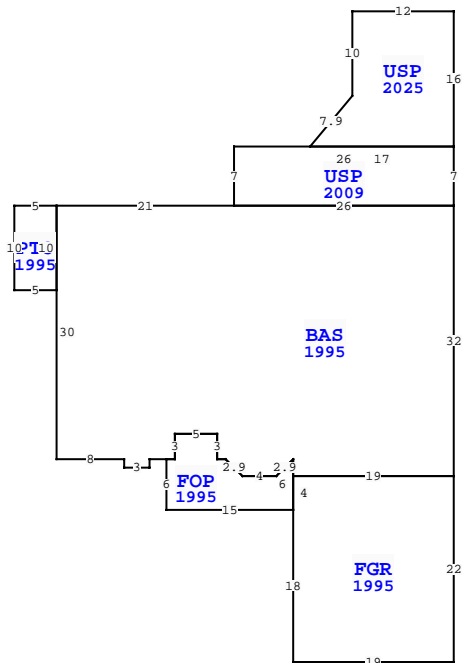
2025

00-00-30-021E-0074-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	10	ABOVE AVG 20	
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	YEAR
BAS	1,448	100	1995
FGR	418	55	1995
FOP	93	30	1995
PTO	50	5	1995
USP	182	30	2009
USP	207	30	2025
TOTALS	2,398		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,825	127.8800	168.80	308,060	1995	1995	0	0	14.20	85.80
1 SNGL FAM - 100% - 2017 Heated Area: 1448 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		264,315	
TOTAL MARKET OB/XF VALUE		36,870	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		481,185	
SOH/AGL Deduction		197,134	
ASSESSED VALUE		284,051	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		233,329	
TOTAL JUST VALUE		481,185	
NCON VALUE		8,979	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		461,223	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006061	26X24 SCREEN E	13,610	05/20/2024
B1632018	SWIM POOL	0	04/05/2016
B9502169	NEW CONSTR	114,200	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2789/187	5/09/2025	WD Q	Q	I	01	665,000
GRANTOR: SHELTON WALTER L & SA						
GRANTEE: KELSEY JAMES PATRIC						
1962/0254	2/06/2015	WD Q	Q	I	02	220,000
GRANTOR: REGISTER INVESCO LLC						
GRANTEE: SHELTON WALTER L &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0812	CONCRETE C	0	100	0	0	1,091.00	SF	4.00	4.00	100
3	0810	CONCRETE A	0	100	0	0	272.00	SF	6.50	6.50	100
4	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100
5	0855	CONC PAVER	0	100	0	0	605.00	SF	10.00	10.00	100

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
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00	LT	1.00

BUILDING NOTES			
2140 TAURUS CT, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1995;ORIG=-26,7] W21 S30 E8 S1 E3 N1 E2 E1 N3 E5 S3 E1 D2R2 E4 U2R2 S2 E19 N32 W26 \$			
FGR=[YR=1995;ORIG=-19,43] S18 E19 N22 W19 S4 \$			
USP=[YR=2009;ORIG=0,0] W26 S7 E26 N7 \$			
FOP=[YR=1995;ORIG=-34,37] S6 E15 N6 D2L2 W4 U2L2 W1 N3 W5 S3 W1 \$			
PTO=[YR=1995;ORIG=-47,7] W5 S10 E5 N10 \$			
USP=[YR=2025;ORIG=-17,0] U6R5 N10 E12 S16 W17 \$			

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	% 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							