

LOT 76
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

PEARSON KENNETH W & J MARIA
2126 TAURUS CT
FERNANDINA BEACH, FL 32034

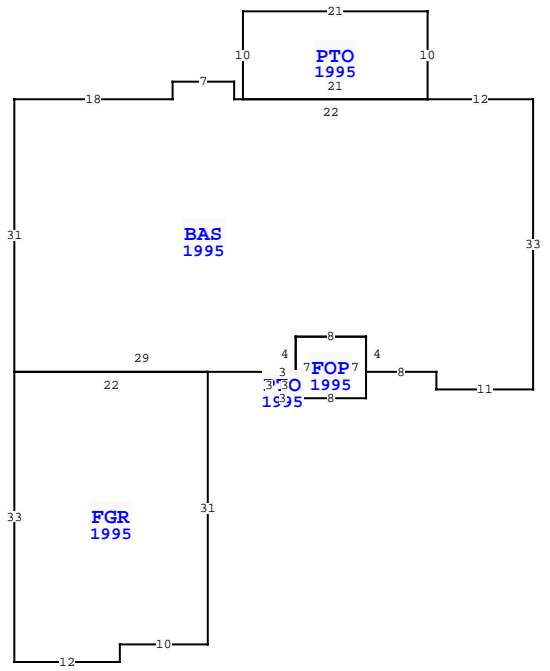
2025

00-00-30-021E-0076-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 60	
Exterior Wall	16	WD FR STUC 40	
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	1,833	100	1995
FGR	706	55	1995
FOP	56	30	1995
PTO	9	5	1995
PTO	210	5	1995
TOTALS	2,814		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,248	122.6176	161.86	363,861	1995	1995		0	0	14.35	85.65	
1 SNGL FAM - 100% - 1996 Heated Area: 1833 HX Base Yr 1996													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			311,647
TOTAL MARKET OB/XF VALUE			6,442
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			498,089
SOH/AGL Deduction			318,403
ASSESSED VALUE			179,686
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			128,964
TOTAL JUST VALUE			498,089
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			492,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501892	NEW CONSTR	128,000	05/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0746/0508	12/13/1995	WD	U	I	07	100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: PEARSON KENNETH W &						
0737/1615	8/28/1995	WD	Q	I		129,200
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: PEARSON KENNETH W &						

EXTRA FEATURES																	
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
1	0812	CONCRETE C	0	100	0	0	1,314.00	SF	4.00	4.00	100	1995	1995	3	68	3,574	
2	0810	CONCRETE A	0	100	0	0	47.00	SF	6.50	6.50	100	1995	1995	3	68	208	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	

TOTAL OB/XF													
2126 TAURUS CT, FERNANDINA BEACH													
BLD DATE 03/03/2023 NW LGL DATE													
XF DATE LAND DATE													
INC DATE AG DATE													
TOTAL OB/XF 6,442													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1995] W12 PTO=[YR=1995] N10 W21 S10 E21 \$ W22 N2 W7 S2 W18 S31 FGR=[YR=1995] S33 E12 N2 E10 N31 W22 \$ E29 PTO=[YR=1995] S3 E3 FOP=[YR=1995] E8 N7 W8 S7 \$ N3 W3 \$ E3 N4 E8 S4 E8 S2 E11 N33 \$.													

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	DPH 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										