LOT 79
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

KORN WILLIAM J JR & ELIZABETH B
2101 TAURUS COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0079-0000

BUILDING CHARACTERISTICS

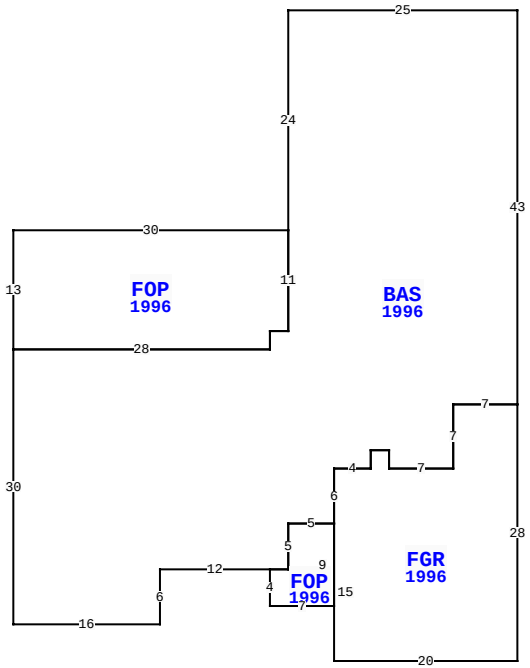
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,047	100	1996	2,047	282,083
FGR	473	55	1996	260	35,829
FOP	53	30	1996	16	2,205
FOP	386	30	1996	116	15,985
TOTALS	2,959			2,439	336,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,439	121.1525	159.92	390,045	1996	1996	0	0	0	13.83	86.17

1 SNGL FAM – 100% - 2009 Heated Area: 2047 HX Base Yr 2009



2101 TAURUS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		336,102
TOTAL MARKET OB/XF VALUE		15,996
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		532,098
SOH/AGL Deduction		309,054
ASSESSED VALUE		223,044
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,322
TOTAL JUST VALUE		532,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602903	XFOB	1,088	05/01/1996
B9602901	XFOB	7,650	05/01/1996
B9602767	SWIM POOL	15,314	04/01/1996
B9502404	NEW CONSTR	97,375	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1591/1540	11/03/2008	WD	Q	I		341,000
GRANTOR: STANN GREGRORY D & CH						
GRANTEE: KORN WILLIAM J JR &						
0754/1958	3/26/1996	WD	Q	I		141,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: STANN & GARDINER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W25 S24 FOP=[YR=1996] W30 S13 E28 N2 E2 N11 $ S11 W2 S2 W28 S30 E16 N6 E12 FOP=[YR=1996] S4 E7 N9 W5 S5 W2 $ E2 N5 E5 FGR=[YR=1996] S15 E20 N28 W7 S7 W7 N2 W2 S2 W4 S6 $ N6 E4 N2 E2 S2 E7 N7 E7 N43 $.

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	0812	CONCRETE C	0	100	0	0	1,378.00	SF	4.00	4.00	100	1996	1996	3	70	3,858	
2	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50	6.50	100	1996	1996	3	70	450	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1996	1996	3	20	384	
4	0810	CONCRETE A	0	100	0	0	73.00	SF	6.50	6.50	100	1996	1996	3	70	332	
5	0861	POOL GUNIT	0	100	0	0	322.00	SF	85.00	85.00	100	1996	1996	3	20	5,474	
6	0845	KOOL DECK	0	100	0	0	569.00	SF	7.25	7.25	100	1996	1996	3	70	2,888	
7	0910	SCRN RM L	0	100	30	29	870.00	SF	15.00	15.00	100	1996	1996	3	20	2,610	

LAND DESCRIPTION

TOTAL OB/XF 15,996

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 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS