

LOT 81  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

STAMOS NICHOLAS P & NORMA J L/E/  
2129 TAURUS COURT  
FERNANDINA BEACH, FL 32034

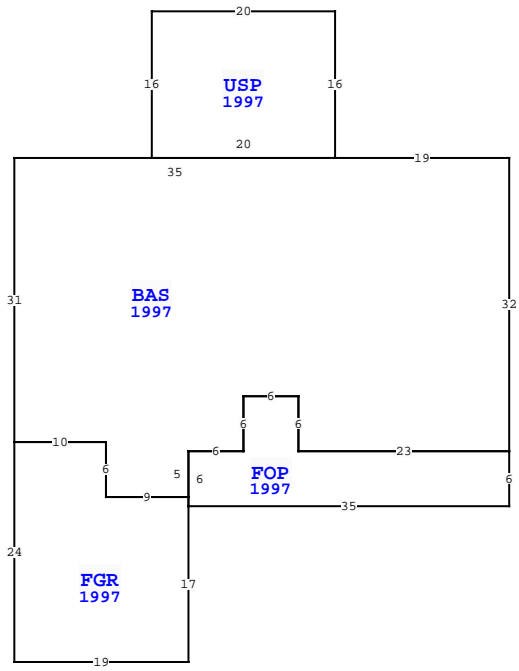
2025

00-00-30-021E-0081-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LVT/LAMNT	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
BAS	1,727	100	1997
FGR	402	55	1997
FOP	246	30	1997
USP	320	30	1997
TOTALS	2,695		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,118	124.4208	164.24	347,860	1997	1997	0	0	13.00	87.00	
1 SNGL FAM - 100% - 1998 Heated Area: 1727 HX Base Yr 1998												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			302,638
TOTAL MARKET OB/XF VALUE			6,516
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			489,154
SOH/AGL Deduction			301,379
ASSESSED VALUE			187,775
TOTAL EXEMPTION VALUE	VX VP HX HB	134,954	
BASE TAXABLE VALUE			52,821
TOTAL JUST VALUE			489,154
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			463,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003376	13X15 SRM	6,259	03/25/2024
B1631970	KITHREM	1,500	03/01/2016
B9703892	NEW CONSTR	68,442	04/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/397	11/22/2023	LE U		I	11	100
GRANTOR: STAMOS NICHOLAS P & N						
GRANTEE: STAMOS NIKKI ROSE						
0800/1406	7/23/1997	WD U	V	19		24,000
GRANTOR: MIDLAND GROUP						
GRANTEE: ISLAND HOMES BY SEA						

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997	1997
2	0811	CONCRETE B	0	100	0	867.00	SF	5.20	5.20	100	1997	1997
3	0810	CONCRETE A	0	100	0	108.00	SF	6.50	6.50	100	1997	1997

TOTAL OB/XF												
6,516												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00

BUILDING NOTES												
BAS=[YR=1997;ORIG=0,0] W19 W35 S31 E10 S6 E9 N5 E6 N6 E6 S6 E23 N32 \$												
FGR=[YR=1997;ORIG=-54,31] S24 E19 N17 N1 W9 N6 W10 \$												
USP=[YR=1997;ORIG=-19,0] N16 W20 S16 E20 \$												
FOP=[YR=1997;ORIG=-35,38] E35 N6 W23 N6 W6 S6 W6 S6 \$												

BUILDING DIMENSIONS												
BAS=[YR=1997;ORIG=0,0] W19 W35 S31 E10 S6 E9 N5 E6 N6 E6 S6 E23 N32 \$												
FGR=[YR=1997;ORIG=-54,31] S24 E19 N17 N1 W9 N6 W10 \$												
USP=[YR=1997;ORIG=-19,0] N16 W20 S16 E20 \$												
FOP=[YR=1997;ORIG=-35,38] E35 N6 W23 N6 W6 S6 W6 S6 \$												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							