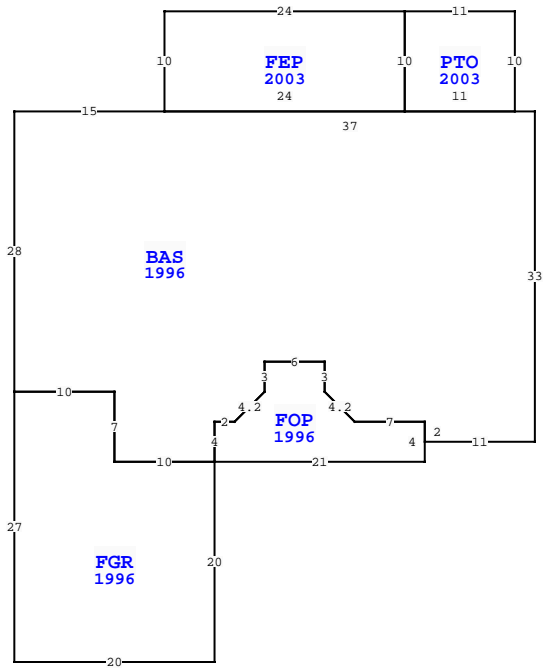




ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	05	AVERAGE	60			
Exterior Wall	16	WD FR STUC	40			
Roof Structure	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	14	CARPET	80			
Interior Floor	11	CLAY TILE	20			
Air Condition	03	CENTRAL	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	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,599	100	1996	1,599	227,060	
FEP	240	80	2003	192	27,264	
FGR	470	55	1996	258	36,636	
FOP	129	30	1996	39	5,538	
PTO	110	5	2003	6	852	
TOTALS	2,548			2,094	297,350	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,094	124.8716	164.83	345,154	1996	1996	0	0	13.85	86.15
1 SNGL FAM - 100% - 1997 Heated Area: 1599 HX Base Yr 1997											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			297,350
TOTAL MARKET OB/XF VALUE			5,953
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			483,303
SOH/AGL Deduction			290,417
ASSESSED VALUE			192,886
TOTAL EXEMPTION VALUE	HX HB WX SX		105,722
BASE TAXABLE VALUE			87,164
TOTAL JUST VALUE			483,303
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			477,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213233	REMODEL	10,800	11/01/2012
B24563	REMODEL	1,500	04/01/2011
B0310786	ADDITION	13,099	01/01/2003
B9603147	NEW CONSTR	63,612	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/0557	3/25/2021	QC	U	I	11	100
GRANTOR: ANDERSON CLEO A & CAR						
GRANTEE: FRATUS CARMELA LIVI						
0779/1910	12/18/1996	WD	Q	I		116,700
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: FRATUS CARMELA & CL						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	100	0	775.00	SF	5.20	5.20	100	1996	1996	3	70	2,821	
3	0810	CONCRETE A	0	100	0	96.00	SF	6.50	6.50	100	1996	1996	3	70	437	

TOTAL OB/XF												5,953				
2133 TAURUS CT, FERNANDINA BEACH												BLD DATE	03/03/2023	NW	LGL DATE	
												XF DATE			LAND DATE	
												INC DATE			AG DATE	

BUILDING NOTES											

BUILDING DIMENSIONS											
PTO=[YR=2003] W11 FEP=[YR=2003] W24 S10 BAS=[YR=1996] W15 S28 FGR=[YR=1996] S27 E20 N20 FOP=[YR=1996] E21 N4 W7 U3 L3 N3W6 S3 L3 D3 W2 S4 \$ W10 N7 W10 \$E10 S7 E10 N4 E2 U3 R3 N3 B6 S3 R3 D3 E7 S2 E11N33 W37 \$ E24N10 \$ S10 E11 N10\$.											

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							