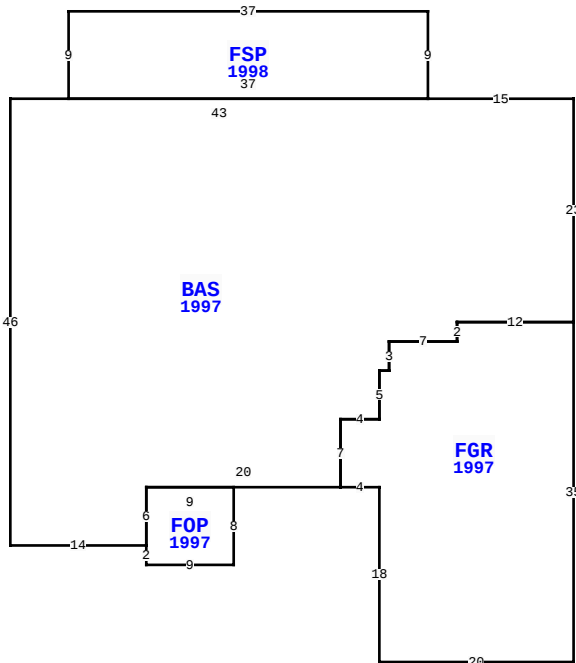


**SALLERAS JUAN DIEGO & ANN S L/E/
2186 TAURUS CT
FERNANDINA BEACH, FL 32034**

00-00-30-021E-0069-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		16	WD FR STUC 100		0900	01	2,600	125.3040	174.17	452,842	1997	1997	0	0	0	14.00	86.00	VALUATION BY					STANDARD						
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM 100% - 2017													Heated Area: 2055					HX Base Yr 2017						
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		11	CLAY TILE 50																										
Interior Floo		14	CARPET 50																										
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		00	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	2,055	100	1997	2,055	307,810																								
FGR	709	55	1997	390	58,416																								
FOP	72	30	1997	22	3,296																								
FSP	333	40	1998	133	19,922																								
TOTALS		3,169		2,600	389,444																								
EXTRA FEATURES					2186 TAURUS CT, FERNANDINA BEACH																								
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	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695														
5	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152														
7	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1998	1998	04	85	42,500														
9	0756	FEP	0 100	16	8	128.00	SF	27.00	27.00	100	2000	2000	3	20	691														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS																													