LOT 70
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

DOBSON CHARLES M & KATHY S
2178 TAURUS COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0070-0000

BUILDING CHARACTERISTICS

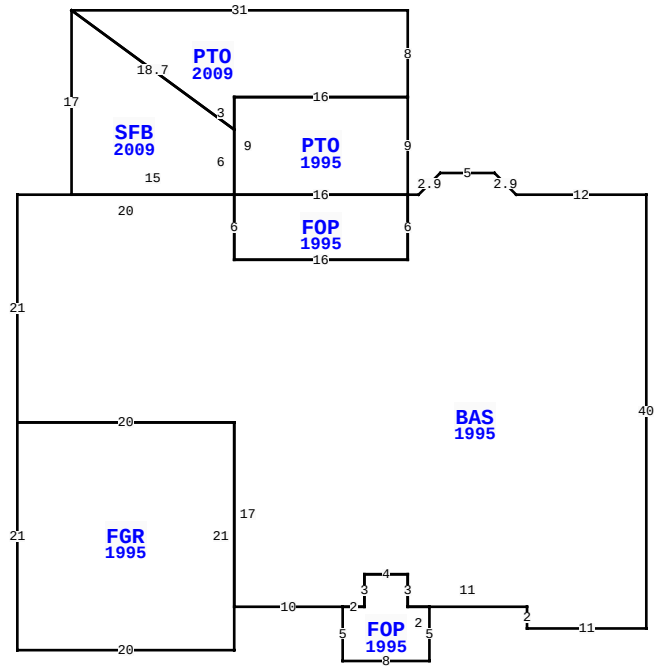
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,792	100	1995	1,792	259,416
FGR	420	55	1995	231	33,440
FOP	52	30	1995	16	2,317
FOP	96	30	1995	29	4,198
PTO	144	5	1995	7	1,014
PTO	211	5	2009	11	1,593
SFB	173	80	2009	138	19,977
TOTALS	2,888			2,224	321,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,224	122.2795	169.97	378,013	1995	1995	0	0	0	14.83	85.17

1 SNGL FAM 100% - 1996 Heated Area: 1930 HX Base Yr 1996



2178 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		321,954
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		502,354
SOH/AGL Deduction		319,318
ASSESSED VALUE		183,036
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,625
TOTAL JUST VALUE		502,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502017	NEW CONSTR	115,600	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0740/1719	10/05/1995	WD	Q	I		116,100
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: DOBSON CHARLES M &						
0729/1283	5/16/1995	RD	Q	V	06	22,500
GRANTOR: MIDLAND GROUP						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W12 U2 L2 W5 D2 L2 W1 PTO=[YR=1995] N9PTO=[YR=2009] N8 W31 SFB=[YR=2009] S17 E15 N6 U11 L15 $ D11 R15 N3 E16 $ W16 S9 FOP=[YR=1995] S6 E16 N6 W16 $ E16 $ S6 W16 N6 W20 S21 FGR=[YR=1995] S21 E20 N21W20 $ E20 S17 E10 FOP=[YR=1995] S5 E8 N5 W2 N3 W4 S3 W2 $ E2 N3 E4 S3 E11 S2 E11 N40 $.

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
3	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS