LOT 71
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

CELLA PATRICIA E
2170 TAURUS COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0071-0000

BUILDING CHARACTERISTICS

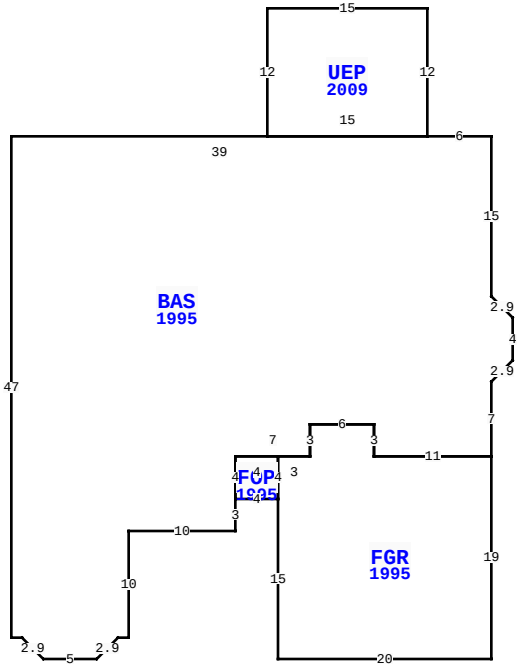
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,615	100	1995	1,615	258,106
FGR	398	55	1995	219	35,000
FOP	16	30	1995	5	799
UEP	180	60	2009	108	17,260
TOTALS	2,209			1,947	311,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,947	134.7892	187.36	364,790	1995	1995	0	0	0	14.70	85.30

1 SNGL FAM 100% - 2026 Heated Area: 1615 HX Base Yr 2026



2170 TAURUS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		311,166
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		533,666
SOH/AGL Deduction		0
ASSESSED VALUE		533,666
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		482,255
TOTAL JUST VALUE		533,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906035	SWIM POOL	11,500	04/01/1999
B9501828	NEW CONSTR	100,900	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/131	6/03/2025	WD	Q	I	01	577,500
GRANTOR: PEZET DANIEL L & ELIZ						
GRANTEE: CELLA PATRICIA E						
2620/1879	2/22/2023	WD	Q	I	01	615,000
GRANTOR: PANKAKE CHERYL M						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W6 UEP=[YR=2009] N12 W15 S12 E15 $ W39 S47E1 D2 R2 E5 U2 R2 E1 N10 E10 N3 FOP=[YR=1995] E4 FGR=[YR=1995] S15 E20 N19 W11 N3 W6 S3 W3 S4$ N4 W4 S4 $ N4 E7 N3 E6 S3 E11 N7 R2 U2 N4 L2 U2 N15 $.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1999	1999	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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