LOT 76
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

PEARSON KENNETH W & J MARIA
2126 TAURUS CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0076-0000

BUILDING CHARACTERISTICS

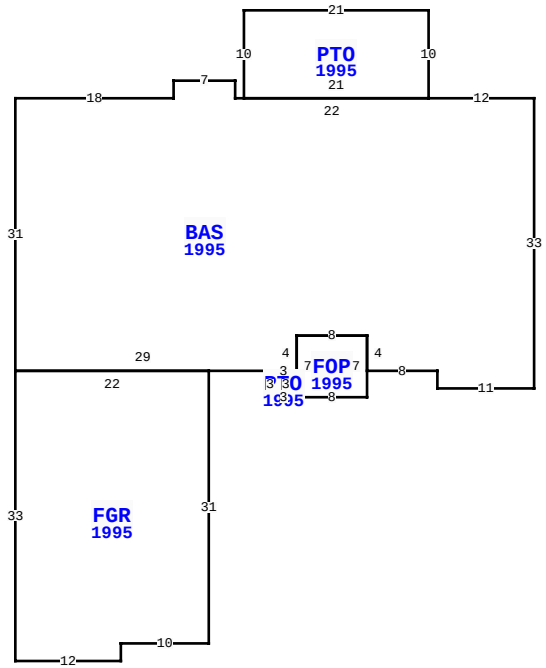
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,833	100	1995	1,833	266,023
FGR	706	55	1995	388	56,311
FOP	56	30	1995	17	2,467
PTO	9	5	1995	0	0
PTO	210	5	1995	10	1,451
TOTALS	2,814			2,248	326,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,248	122.6176	170.44	383,149	1995	1995	0	0	0	14.85	85.15

1 SNGL FAM 100% - 1996 Heated Area: 1833 HX Base Yr 1996



2126 TAURUS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		326,251
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		508,841
SOH/AGL Deduction		324,303
ASSESSED VALUE		184,538
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,127
TOTAL JUST VALUE		508,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501892	NEW CONSTR	128,000	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0746/0508	12/13/1995	WD	U	I	07	100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: PEARSON KENNETH W &						
0737/1615	8/28/1995	WD	Q	I		129,200
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: PEARSON KENNETH W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W12 PTO=[YR=1995] N10 W21 S10 E21 $ W22 N2 W7 S2 W18 S31 FGR=[YR=1995] S33 E12 N2 E10 N31 W22 $ E29 PTO=[YR=1995] S3 E3 FOP=[YR=1995] E8 N7 W8 S7 $ N3 W3 $ E3 N4 E8 S4 E8 S2 E11 N33 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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