

HILL DOUGLAS S & LAUREN M
2118 TAURUS COURT
FERNANDINA BEACH, FL 32034

00-00-30-021E-0077-0000

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		10	ABOVE AVG 100		0900	01	2,160	130.1685	180.93	390,809	1994	1994	0	0	14.75	85.25	VALUATION BY					STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM 100% - 2001										Heated Area: 1745					HX Base Yr 2001					Tax Group: 8					Tax Dist:									
Roof Cover		05	COMP SHNGL 100																	BUILDING MARKET VALUE					333,165														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					46,864														
Interior Floo		11	CLAY TILE 50																	TOTAL LAND VALUE - MARKET					180,000														
Interior Floo		14	CARPET 50																	TOTAL MARKET VALUE					560,029														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					332,097														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					227,932														
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB 51,411														
Bathrooms			2 100																	BASE TAXABLE VALUE					176,521														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					560,029														
Stories		1.	1. 100																	NCON VALUE					0														
Units		00	0 100																	INCOME VALUE																			
Occupancy		00	NONE 100																	PREVIOUS YEAR MKT VALUE					520,438														
Quality		06	Quality Level 06																	PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		0100	SINGLE FAMILY																	B1326804					LANAI					28,500					01/01/2013				
MAP NUM			MKT AREA																	B9602800					SWIM POOL					15,545					04/01/1996				
NEIGHBORHOOD/LOC			2026.00																	B9501808					XFOB					2,448					04/01/1995				
AREA TYPE																			B9401357					ADDITION					3,100					10/01/1994					
TOTAL GROSS AREA																			B9400956					NEW CONSTR					109,700					02/01/1994					
PCT OF BASE																																							
YEAR																																							
TOT ADJ AREA																																							
SUBAREA MARKET VALUE																																							
BAS		1,745	100	1994	1,745	269,154																																	
FGR		452	55	1994	249	38,407																																	
FOP		35	30	1994	10	1,542																																	
FOP		504	30	2013	151	23,290																																	
PTO		100	5	1994	5	772																																	
TOTALS		2,836			2,160	333,165																																	
EXTRA FEATURES												2118 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	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520																							
4		0940	SHEDS/PORT	0	100	12	144.00	SF	30.00	30.00	100	1995	1995	3	20	864																							
5		0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00	100	1996	1996	04	85	42,500																							
7		1075	TRELLIS G	0	100	14	140.00	SF	35.00	35.00	100	1996	1996	3	20	980																							