

LOT 79
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

KORN WILLIAM J JR & ELIZABETH B
2101 TAURUS COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0079-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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		

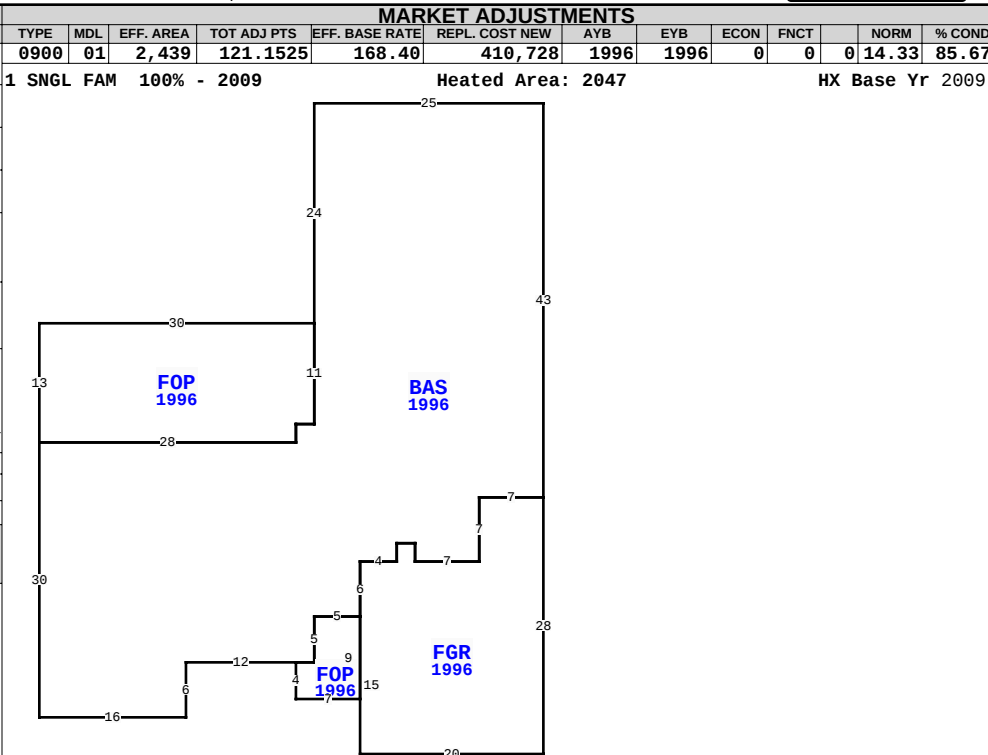
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,047	100	1996	2,047	295,317
FGR	473	55	1996	260	37,510
FOP	53	30	1996	16	2,308
FOP	386	30	1996	116	16,735

TOTALS	2,959			2,439	351,871
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1996
5	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1996
7	0910	SCRN RM L	0 100	30	29	870.00	SF	15.00	15.00	100	1996

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00	LT	

REVIEW DATE	01/01/2023	BY	CD
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2101 TAURUS CT, FERNANDINA BEACH

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

TOTAL OB/XF											
45,494											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00	LT	

Total Acres:	0.00	Total Land Value:	180,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											8
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						351,871					
TOTAL MARKET OB/XF VALUE						45,494					
TOTAL LAND VALUE - MARKET						180,000					
TOTAL MARKET VALUE						577,365					
SOH/AGL Deduction						348,299					
ASSESSED VALUE						229,066					
TOTAL EXEMPTION VALUE						51,411					
BASE TAXABLE VALUE						177,655					
TOTAL JUST VALUE						577,365					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						532,098					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602903	XFOB	1,088	05/01/1996
B9602901	XFOB	7,650	05/01/1996
B9602767	SWIM POOL	15,314	04/01/1996
B9502404	NEW CONSTR	97,375	11/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1591/1540	11/03/2008	WD	Q	I		341,000	
GRANTOR: STANN GREGORY D & CH							
GRANTEE: KORN WILLIAM J JR &							
0754/1958	3/26/1996	WD	Q	I		141,100	
GRANTOR: ATLANTIC BUILDERS INC							
GRANTEE: STANN & GARDINER							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1996] W25 S24 FOP=[YR=1996] W30 S13 E28 N2 E2 N11 \$ S11 W2 S2 W28 S30 E16 N6 E12 FOP=[YR=1996] S4 E7 N9 W5 S5 W2 \$ E2 N5 E5 FGR=[YR=1996] S15 E20 N28 W7 S7 W7 N2 W2 S2 W4 S6 \$ N6 E4 N2 E2 S2 E7 N7 E7 N43 \$.											