LOT 80
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

BRENNICK MICHAEL J JR
2937 HAVERFORD RD
ARDMORE, PA 19003

2026

00-00-30-021E-0080-0000

BUILDING CHARACTERISTICS

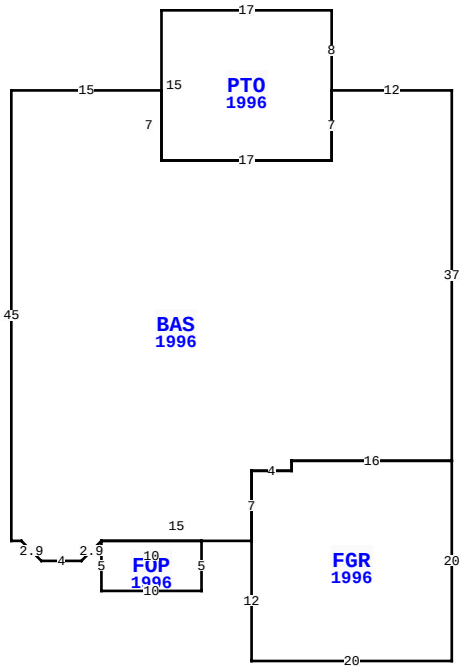
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,717	100	1996	1,717	276,289
FGR	396	55	1996	218	35,079
FOP	50	30	1996	15	2,413
PTO	255	5	1996	13	2,092
TOTALS	2,418			1,963	315,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,963	135.1273	187.83	368,710	1996	1996	0	0	0	14.33	85.67

1 SNGL FAM 0% - 0 Heated Area: 1717 HX Base Yr



2117 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	315,874
TOTAL MARKET OB/XF VALUE	2,660
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	498,534
SOH/AGL Deduction	47,376
ASSESSED VALUE	451,158
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	451,158
TOTAL JUST VALUE	498,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502267	NEW CONSTR	113,800	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2267/0812	4/10/2019	DG	U	I	11	100
GRANTOR: BRENNICK MARY UNREMAR						
GRANTEE: BRENNICK MICHAEL J						
2177/0068	2/13/2018	DG	U	I	11	100
GRANTOR: MARY E BRENNICK LIVIN						
GRANTEE: BRENNICK MICHAEL B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 PTO=[YR=1996] N8 W17 S15 E17 N7 $ S7 W17 N7 W15 S45 E1 D2 R2 E4 U2 R2 FOP=[YR=1996] S5 E10 N5 W10 $ E15 FGR=[YR=1996] S12 E20 N20 W16 S1 W4 S7 $ N7 E4 N1 E16 N37 $.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	0	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