LOT 82
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

BULLA BRIAN/NEESE TAYVE
2133 TAURUS CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0082-0000

BUILDING CHARACTERISTICS

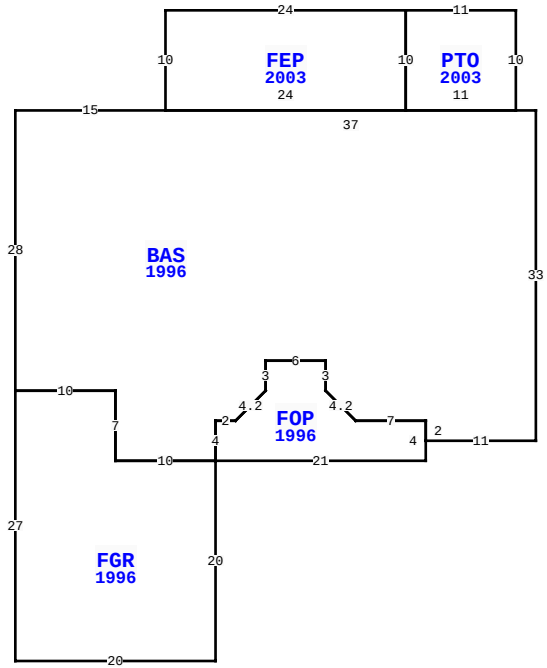
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,599	100	1996	1,599	237,711
FEP	240	80	2003	192	28,543
FGR	470	55	1996	258	38,355
FOP	129	30	1996	39	5,798
PTO	110	5	2003	6	892
TOTALS	2,548			2,094	311,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,094	124.8716	173.57	363,456	1996	1996	0	0	0	14.35	85.65

1 SNGL FAM 100% - 2026 Heated Area: 1599 HX Base Yr 2026



2133 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		311,300
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		493,960
SOH/AGL Deduction		162,266
ASSESSED VALUE		331,694
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		280,283
TOTAL JUST VALUE		493,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213233	REMODEL	10,800	11/01/2012
B24563	REMODEL	1,500	04/01/2011
B0310786	ADDITION	13,099	01/01/2003
B9603147	NEW CONSTR	63,612	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2830/601	11/07/2025	WD	Q	I	02	527,000
GRANTOR: FRATUS CARMELA LIVING						
GRANTEE: BULLA BRIAN						
2446/0557	3/25/2021	QC	U	I	11	100
GRANTOR: ANDERSON CLEO A & CAR						
GRANTEE: FRATUS CARMELA LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2003] W11 FEP=[YR=2003] W24 S10 BAS=[YR=1996] W15 S28 FGR=[YR=1996] S27 E20 N20 FOP=[YR=1996] E21 N4 W7 U3 L3 N3W6 S3 L3 D3 W2 S4 $ W10 N7 W10 $E10 S7 E10 N4 E2 U3 R3 N3 E6 S3 R3 D3 E7 S2 E11N33 W37 $ E24N10 $ S10 E11 N10$.

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	100	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	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