LOT 84
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

DORRIETY RONALD H
2153 TAURUS COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 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

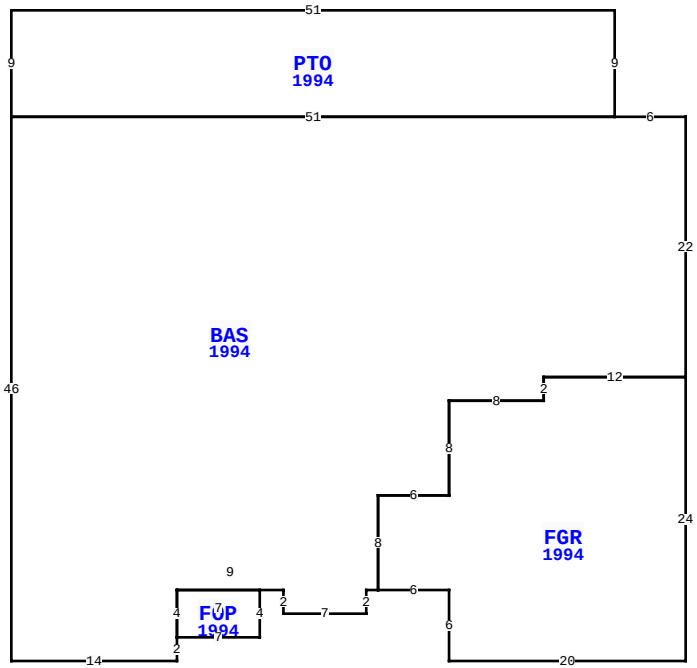
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,986	100	1994	1,986	305,473
FGR	512	55	1994	282	43,375
FOP	28	30	1994	8	1,230
PTO	459	5	1994	23	3,538
TOTALS	2,985			2,299	353,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,299	134.0003	186.26	428,212	1994	1994	0	0	0	17.42	82.58

1 SNGL FAM 100% - 1995 Heated Area: 1986 HX Base Yr 1995



2153 TAURUS CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		353,617
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		536,137
SOH/AGL Deduction		360,703
ASSESSED VALUE		175,434
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,023
TOTAL JUST VALUE		536,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213121	REPAIR/RRF	14,500	09/03/2012
B9401293	NEW CONSTR	124,800	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0721/0193	12/30/1994	WD	Q	I		123,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: DORRIETY RONALD H						
0709/1391	7/21/1994	WD	U	V	09	67,500
GRANTOR: MIDLAND GROUP						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W6 PTO=[YR=1994] N9 W51 S9 E51$ W51 S46 E14 N2 FOP=[YR=1994] E7 N4 W7 S4$ N4 E9 S2 E7 N2 E1 FGR=[YR=1994] E6 S6 E20 N24 W12 S2 W8 S8 W6 S8$ N8 E6 N8 E8 N2 E12 N22$.

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	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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