LOT 51 IN OR 1950/483
EGANS BLUFF EAST PB 5/367

KAYLOR JOHN MALCOLM & SUZAN ZERRIN
55 E IRVIN AVE
HAGERSTOWN, MD 21742

2023

00-00-30-021E-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

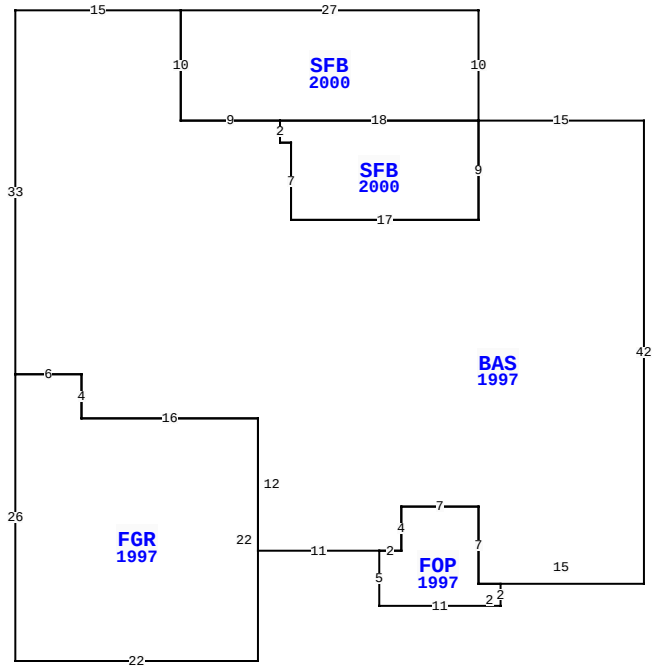
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,947	100	1,947	178,102
FGR	508	55	279	25,522
FOP	77	30	23	2,104
SFB	155	80	124	11,343
SFB	270	80	216	19,758
TOTALS	2,957		2,589	236,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,589	115.6176	104.34	270,136	1997	1997	0	0	0	12.33	87.67

1 SINGLE FAM – 0% - 0 Heated Area: 2287 HX Base Yr



2192 CALAIS LN, 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	236,828
TOTAL MARKET OB/XF VALUE	6,582
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	468,410
SOH/AGL Deduction	44,658
ASSESSED VALUE	423,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,752
TOTAL JUST VALUE	468,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006926	ADDITION	4,500	03/01/2000
B9703676	NEW CONSTR	94,855	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1950/0483	12/03/2014	WD	Q	I	02	316,000
GRANTOR: BARNES JEFF D & MELIS						
GRANTEE: KAYLOR JOHN MALCOLM						
0957/1144	11/09/2000	WD	Q	I		192,000
GRANTOR: SIMMONS ANDREW D & JE						
GRANTEE: BARNES JEFF D & MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 SFB=[YR=2000] N10 W27 S10 E9
SFB=[YR=2000] S2 E1 S7 E17 N9 W18 $ E18 $ S9 W17 N7 W1 N2 W9
N10 W15 S33 FGR=[YR=1997] S26 E22 N22 W16 N4 W6 $ E6 S4 E16
S12 E11 FOP=[YR=1997] S5 E11 N2 W2 N7 W7 S4 W2 $ E2 N4 E7 S7
E15 N42 $.

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	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0	0	51	17	867.00	SF	5.20	5.20	100	1997	1997	3	75	3,381	
3	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	1997	1997	3	75	366	

LAND DESCRIPTION

TOTAL OB/XF 6,582

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	000133	C	SFR LAKE	0	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	180,000.00	225,000.00	225,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS