LOT 52
IN OR 1538/1051
EGANS BLUFF EAST PB 5/367

JOHNSON SHERRY E
2188 CALAIS LANE
FERNANDINA BEACH, FL 32034-8969

2023

00-00-30-021E-0052-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

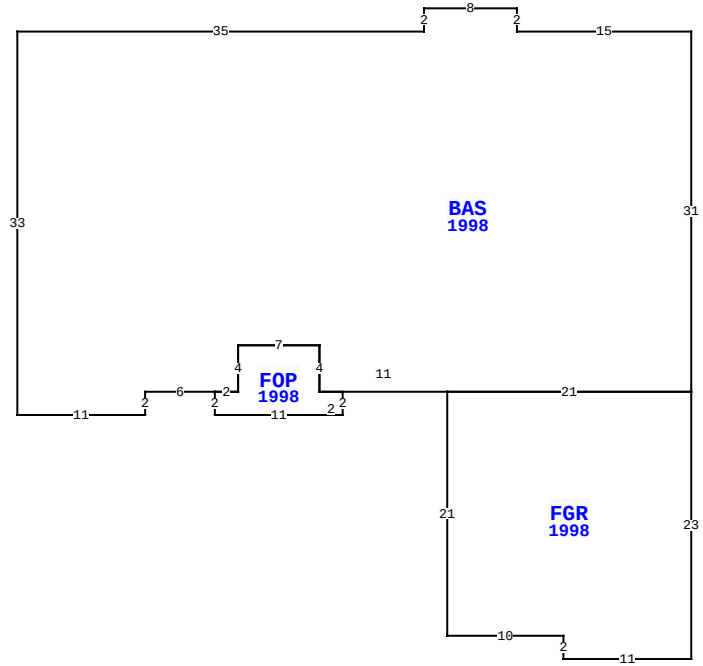
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,808	100	1,808	161,853
FGR	463	55	255	22,827
FOP	50	30	15	1,343
TOTALS	2,321		2,078	186,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	110.0001	99.28	206,304	1998	2002	0	0	0	9.83	90.17

1 SINGLE FAM – 100% - 2008 Heated Area: 1808 HX Base Yr 2008



2188 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		186,024
TOTAL MARKET OB/XF VALUE		26,582
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		437,606
SOH/AGL Deduction		208,359
ASSESSED VALUE		229,247
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,247
TOTAL JUST VALUE		437,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18031	SCRN RM	12,200	10/31/2006
B9805216	SWIM POOL	10,000	07/01/1998
B9704524	NEW CONSTR	104,088	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/1051	11/30/2007	WD	Q	I		385,000
GRANTOR: SHELTON WALTER & SAND						
GRANTEE: JOHNSON SHERRY E						
1413/0171	5/18/2006	WD	Q	I		343,100
GRANTOR: KRELL WILHELM E & LIE						
GRANTEE: SHELTON WALTER & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 N2 W8 S2 W35 S33 E11 N2 E6 FOP=[YR=1998] S2 E11 N2 W2 N4 W7 S4 W2 $ E2 N4 E7 S4 E11 FGR=[YR=1998] S21 E10 S2 E11 N23 W21 $ E21 N31 $.

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	1998	1998	3	83	2,905	
2	0812	CONCRETE C	0	100	0	0	1,434.00	SF	4.00	4.00	100	1998	1998	3	77	4,417	
3	0861	POOL GUNIT	0	100	0	0	334.00	SF	85.00	85.00	100	1998	1998	3	23	6,530	
4	0845	KOOL DECK	0	100	0	0	951.00	SF	7.25	7.25	100	1998	1998	3	77	5,309	
5	0911	SCRN RM A	0	100	57	24	1,368.00	SF	17.50	17.50	100	2006	2006	3	31	7,421	

LAND DESCRIPTION

TOTAL OB/XF 26,582

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	100	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 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS