LOT 55
IN OR 1197/1934
EGANS BLUFF EAST PB 5/367

JOHNSON GREGORY W
2154 CALAIS LN
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-021E-0055-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

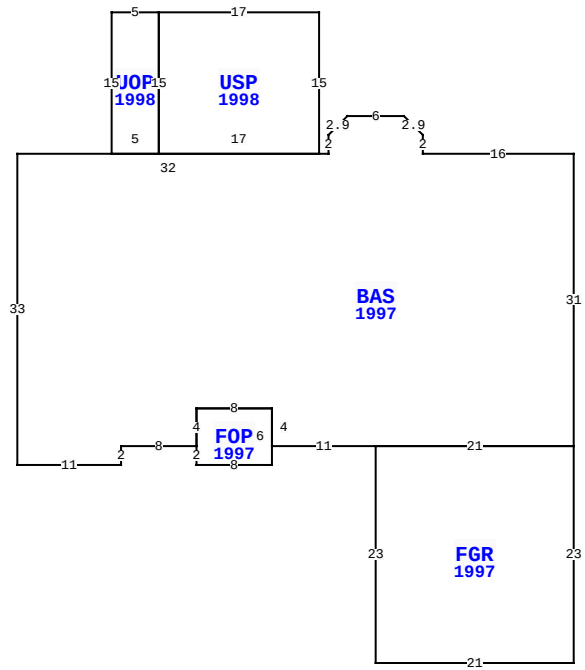
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 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 | 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 | 1,855 | 100 | 1,855 | 163,864 |
| FGR | 483 | 55 | 266 | 23,497 |
| FOP | 48 | 30 | 14 | 1,237 |
| UOP | 75 | 20 | 15 | 1,325 |
| USP | 255 | 30 | 76 | 6,714 |
| TOTALS | 2,716 | | 2,226 | 196,637 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,226 | 111.6465 | 100.76 | 224,292 | 1997 | 1997 | 0 | 0 | 0 | 12.33 | 87.67 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1855 HX Base Yr 2021




2154 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 | | 196,637 |
| TOTAL MARKET OB/XF VALUE | | 4,032 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 425,669 |
| SOH/AGL Deduction | | 239,690 |
| ASSESSED VALUE | | 185,979 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 135,979 |
| TOTAL JUST VALUE | | 425,669 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 387,916 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9704517 | ADDITION | 3,562 | 12/01/1997 |
| B9703875 | NEW CONSTR | 90,095 | 04/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1197/1934 | 12/29/2003 | QC | U | I | 01 | 100 |
| GRANTOR: JOHNSON JAMES W | | | | | | |
| GRANTEE: JOHNSON GREGORY W & | | | | | | |
| 0801/2000 | 8/04/1997 | WD | Q | I | | 133,800 |
| GRANTOR: ATLANTIC BUILDERS INC | | | | | | |
| GRANTEE: JOHNSON JAMES & I E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W16 N2 L2 U2 W6 D2 L2 S2 W1 USP=[YR=1998] N15 W17 UOP=[YR=1998] W5 S15 E5 N15$ S15 E17 $ W32 S33 E11 N2 E8 FOP=[YR=1997] S2 E8 N6 W8 S4 $ N4 E8 S4 E11 FGR=[YR=1997] S23 E21 N23 W21 $ E21 N31 $ .

## EXTRA FEATURES

| L N | 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,344.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 75 | 4,032 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,032

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 06/13/2017 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS