

LOT 56
IN OR 1418/254
EGANS BLUFF EAST PB 5/367

LARSEN FRANCES A
2126 CALAIS LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0056-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
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	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	2,000	100	2,000	182,406
FGR	399	55	219	19,973
FOP	48	30	14	1,277
FOP	115	30	34	3,101
PTO	80	5	4	365

TOTALS	2,642		2,271	207,122
--------	-------	--	-------	---------

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	0810	CONCRETE A	0	100	0	0	726.00	SF	6.50	6.50	100	1998	1998	3	77	3,634	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1998	1998	3	77	240	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1998	1998	3	77	45	
4	0855	CONC PAVER	0	100	24	10	240.00	SF	10.00	10.00	100	2000	2000	3	80	1,920	
5	0940	SHEDS/PORT	0	100	12	6	72.00	SF	30.00	30.00	100	2000	2000	3	20	432	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY				PAGE 1 of 1		8		
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY						STANDARD		
0100	01	2,271	114.8364	103.64	235,366	1998	1998	0	0	0	12.00	88.00	VALUATION BY						STANDARD		
1 SINGLE FAM - 100% - 2018													Heated Area: 2000								
													HX Base Yr 2018								