

LOT 58
IN OR 2203/872
EGANS BLUFF EAST PB 5/367

HARRIS JAMES R
2114 CALAIS LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0058-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 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

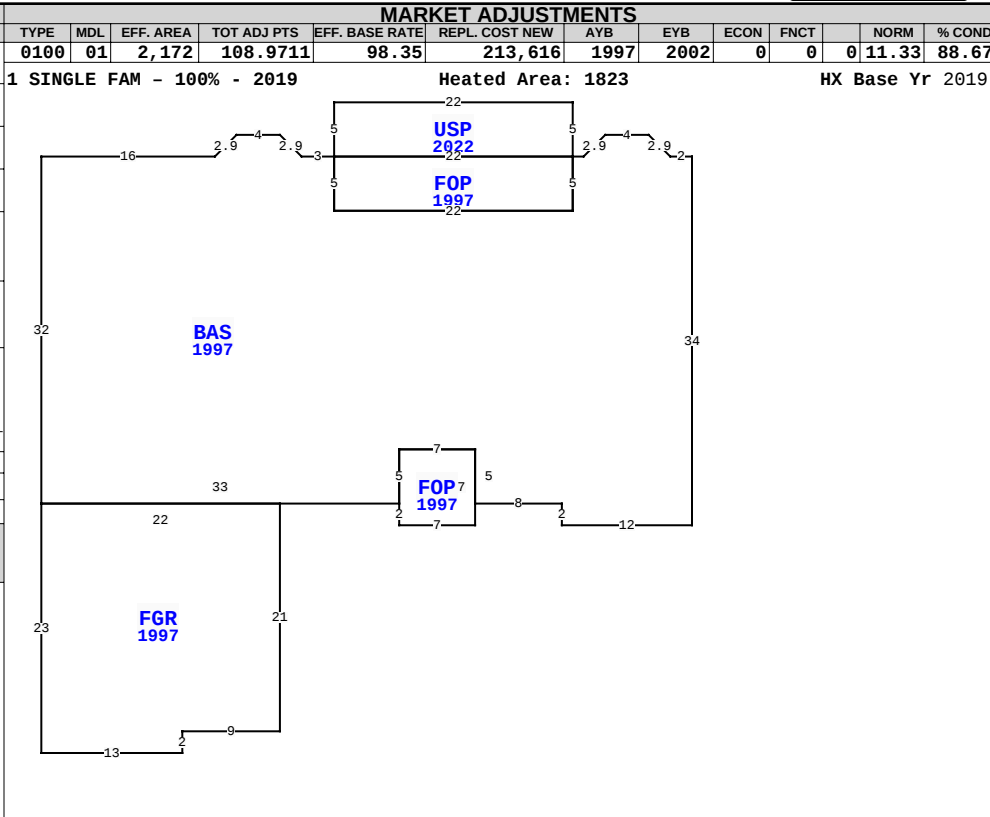
MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100	1,823	158,978
FGR	488	55	268	23,372
FOP	49	30	15	1,308
FOP	110	30	33	2,878
USP	110	30	33	2,878

TOTALS	2,580	2,172	189,413
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,360.00	SF	4.00	4.00



2114 CALAIS LN, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0812	CONCRETE C	0 100	0	0	1,360.00	SF	4.00	4.00	100	1997	1997	3	75	4,080	

LAND DESCRIPTION										TOTAL OB/XF									
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
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 8 Tax Dist:									
BUILDING MARKET VALUE										189,413									
TOTAL MARKET OB/XF VALUE										6,915									
TOTAL LAND VALUE - MARKET										225,000									
TOTAL MARKET VALUE										421,328									
SOH/AGL Deduction										122,434									
ASSESSED VALUE										298,894									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										248,894									
TOTAL JUST VALUE										421,328									
NCON VALUE										2,617									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										382,567									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017027	XFOB	3,656	11/16/2022
B9703981	NEW CONSTR	87,645	05/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2203/0872	6/11/2018	WD	Q	I	01	321,500
GRANTOR: CORN LEONARD M & NANE						
GRANTEE: HARRIS JAMES R						
1713/1865	11/30/2010	WD	Q	I	02	243,900
GRANTOR: BENTON DONALEE A						
GRANTEE: CORN LEONARD M & NA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W2 U2 L2 W4 D2 L2 W1 USP=[YR=2022] N5 W22 S5 FOP=[YR=1997] S5 E22 N5 W22\$ E22\$ S5 W22 N5 W3 U2 L2 W4 D2 L2 W16 S32 FGR=[YR=1997] S23 E13 N2 E9 N21 W22\$ E33 FOP=[YR=1997] S2 E7 N7 W7 S5\$ N5 E7 S5 E8 S2 E12 N34\$.									