LOT 59 IN OR 810/892
EGANS BLUFF EAST PB 5/367

CANTINI BRENDA S
2113 CALAIS LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0059-0000

BUILDING CHARACTERISTICS

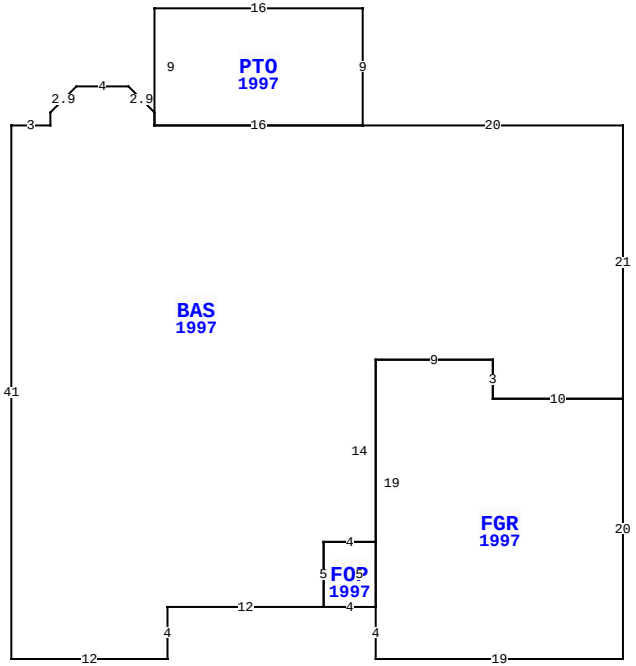
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	2026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	135,714
FGR	407	55	224	20,879
FOP	20	30	6	559
PTO	144	5	7	652
TOTALS	2,027		1,693	157,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,693	114.3450	103.20	174,718	1997	2002	0	0	0	9.68	90.32

1 SINGLE FAM – 100% - 1998 Heated Area: 1456 HX Base Yr 1998



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

2113 CALAIS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		157,805
TOTAL MARKET OB/XF VALUE		5,759
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		343,564
SOH/AGL Deduction		187,275
ASSESSED VALUE		156,289
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,289
TOTAL JUST VALUE		343,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704089	NEW CONSTR	74,450	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0810/0892	10/21/1997	WD	Q	I		109,300
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: CANTINI BRENDA S						
0790/1860	4/21/1997	WD	U	V	19	24,500
GRANTOR: RED LIMITED PARTNERSH						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W20 PTO=[YR=1997] N9 W16 S9 E16 $ W16 N1 L2 U2 W4 D2 L2 S1W3 S41 E12 N4 E12 FOP=[YR=1997] E4 FGR=[YR=1997] S4 E19 N20 W10 N3 W9 S19 $ N5 W4 S5 $ N5 E4 N14 E9 S3 E10 N21 $.

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	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	1997	1997	3	75	2,465	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	1997	1997	3	75	146	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
4	0830	FLAGSTONE	0	100	10	0	30.00	SF	12.00	12.00	100	2005	2005	3	87	313	

LAND DESCRIPTION

TOTAL OB/XF 5,759

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	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS