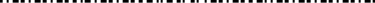
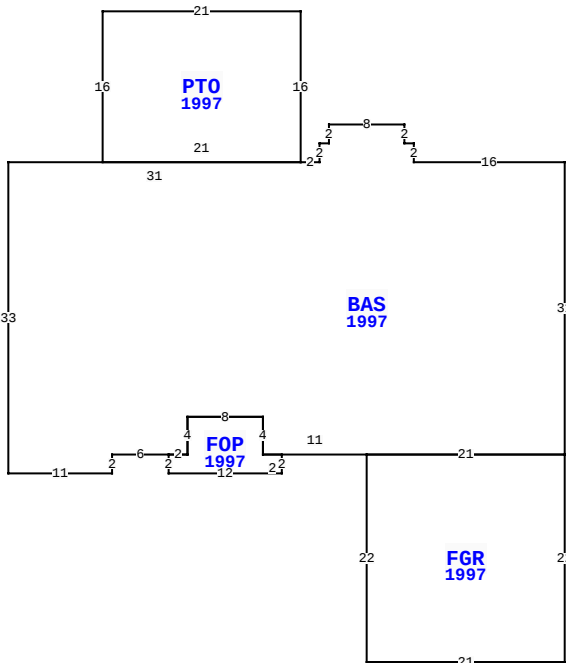


**FINCHER MATT D L/E/
2121 CALAIS LN
FERNANDINA BEACH, FL 32034**

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	EFF.	NORM	% COND	PAGE 1 of 1																				
Exterior Wall		10	ABOVE AVG 70		0100	01		2,143	111.1320	100.30	214,943	1997	2001	0	0	0	10.15	89.85																					
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM - 100% - 2022															Heated Area: 1855 HX Base Yr 2022																			
Roof Structure		03	GABLE/HIP 100																	VALUATION BY										STANDARD									
Roof Cover		03	COMP SHNGL 100																	Tax Group: 8										Tax Dist:									
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE										193,126									
Interior Floor		14	CARPET 80																	TOTAL MARKET OB/XF VALUE										3,604									
Interior Floor		08	SHT VINYL 20																	TOTAL LAND VALUE - MARKET										180,000									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										376,730									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										15,455									
Bedrooms		3	100																	ASSESSED VALUE										361,275									
Bathrooms		2	100																	TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										311,275									
Stories		1.	1. 100		TOTAL JUST VALUE										376,730																								
Units		0	100		NCON VALUE										0																								
Occupancy		00	NONE 100		INCOME VALUE																																		
Quality		04	Quality Level 04		PREVIOUS YEAR MKT VALUE										350,752																								
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		167,172																															
FGR		462		55		254		22,890																															
FOP		56		30		17		1,532																															
PTO		336		5		17		1,532																															
TOTALS		2,709				2,143		193,126																															
EXTRA FEATURES					2121 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		0811		CONCRETE B		0 100		0 0		744.00		SF 5.20		5.20		100		1997		1997		3		75		2,902													
2		0810		CONCRETE A		0 100		0 0		144.00		SF 6.50		6.50		100		1997		1997		3		75		702													