

LOT 62
IN OR 1712/1762
EGANS BLUFF EAST PB 5/367

HODGE JOHN A JR & COLLEEN R
2812 OCEAN SOUND DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0062-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,722	114.3450	103.20	177,710	1997	2002	0	0	0	9.83	90.17
1 SINGLE FAM - 0% - 0 Heated Area: 1486 HX Base Yr												

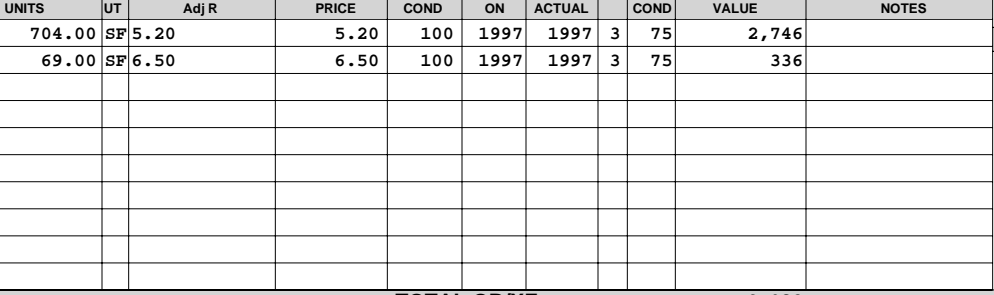
BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0 44 16	704.00	SF	5.20	5.20	100	1997	1997	3	75	2,746	
2	0810	CONCRETE A	0	0 23 3	69.00	SF	6.50	6.50	100	1997	1997	3	75	336	

TOTAL OB/XF													3,082
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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	1,486	100	1,486	138,280
FGR	380	55	209	19,449
FOP	78	30	23	2,141
PTO	80	5	4	372
TOTALS	2,024		1,722	160,241

2147 CALAIS LN, FERNANDINA BEACH



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			160,241
TOTAL MARKET OB/XF VALUE			3,082
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			343,323
SOH/AGL Deduction			40,568
ASSESSED VALUE			302,755
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			302,755
TOTAL JUST VALUE			343,323
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1712/1762	12/01/2010	WD Q	Q	I	02	180,000
GRANTOR: FARAH JEFFREY N & WEN						
GRANTEE: HODGE JOHN A AJR &						
1312/0469	4/25/2005	QC U	U	I	01	100
GRANTOR: FARAH JEFFREY N						
GRANTEE: FARAH JEFFREY N & W						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1997] W11 PTO=[YR=1997] N8 W10 S8 E10 \$ W34 S32 E3 S1 E8 N1 E2 FOP=[YR=1997] S6 E13 FGR=[YR=1997] S16 E19 N20 W19 S4 \$ N6 L2 D2 W4 U2 L2 N3 W4 S3 W1 \$ E1 N3 E4 S3 R2 D2 E4 U2 R2 S2 E19 N34 \$.	

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							