LOT 63
EGANS BLUFF EAST PB 5/367

WARREN GEORGE & CHRISTINA
2153 CALAIS LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

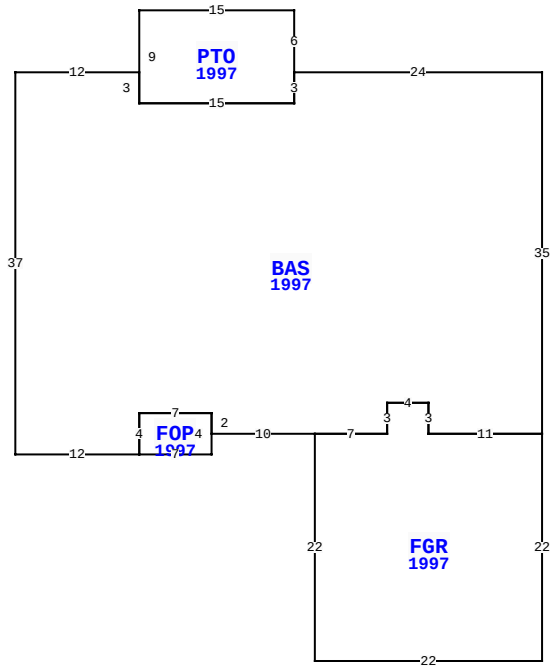
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,738	100	1,738	155,587
FGR	496	55	273	24,439
FOP	28	30	8	716
PTO	135	5	7	627
TOTALS	2,397		2,026	181,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,026	110.0001	99.28	201,141	1997	2002	0	0	0	9.83	90.17

1 SINGLE FAM – 100% - 2020 Heated Area: 1738 HX Base Yr 2020



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

2153 CALAIS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		181,369
TOTAL MARKET OB/XF VALUE		6,018
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		367,387
SOH/AGL Deduction		138,917
ASSESSED VALUE		228,470
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,470
TOTAL JUST VALUE		367,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603496	NEW CONSTR	83,340	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2283/0894	6/15/2019	WD	Q	I	01	325,000
GRANTOR: CONAHAN JAMIE & TRICI						
GRANTEE: WARREN GEORGE & CHR						
1028/1383	1/03/2002	WD	U	I	21	177,000
GRANTOR: WILLIAMS GREGORY W &						
GRANTEE: CONAHAN JAMIE & TRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W24 PTO=[YR=1997] N6 W15 S9 E15 N3$ S3 W15 N3 W12 S37 E12 FOP=[YR=1997] E7 N4 W7 S4$ N4 E7 S2 E10 FGR=[YR=1997] S22 E22 N22 W11 N3 W4 S3 W7$ E7 N3 E4 S3 E11 N35$.

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	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	1,061.00	SF	4.00	4.00	100	1997	1997	3	75	3,183	

LAND DESCRIPTION

TOTAL OB/XF 6,018

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