

LUTZ WOLFRAM
2175 CALAIS LANE
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		NORM		% COND		PAGE 1 of 1		8			
Exterior Wall		05		AVERAGE 100		0100		01		1,699		113.4000		102.34		173,876		1997		2002		0		0		0		9.75		90.25		VALUATION BY		STANDARD	
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 1998								Heated Area: 1470										HX Base Yr 1998				Tax Group: 8		Tax Dist:			
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE		156,923			
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE		6,108			
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET		180,000			
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE		343,031			
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction		185,889			
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE		157,142			
Bedrooms				3 100																								TOTAL EXEMPTION VALUE		HX HB 50,000					
Bathrooms				2 100																										BASE TAXABLE VALUE		107,142			
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE		343,031			
Stories				1. 1. 100																										NCON VALUE		0			
Units				0 100																										INCOME VALUE					
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE		311,330			
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		1,470		100		1,470		135,772																											
FGR		395		55		217		20,043																											
FOP		15		30		4		369																											
PTO		162		5		8		739																											
TOTALS		2,042				1,699		156,923																											
EXTRA FEATURES																																			
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		0811		CONCRETE B		0 100		0 0		763.00		SF		5.20		5.20		100		1997		1997		3		75		2,976							
3		0810		CONCRETE A		0 100		0 0		61.00		SF		6.50		6.50		100		1997		1997		3		75		297							