LOT 53
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

SOUTHWICK ROBERT I & BONNIE I
2176 CALAIS LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

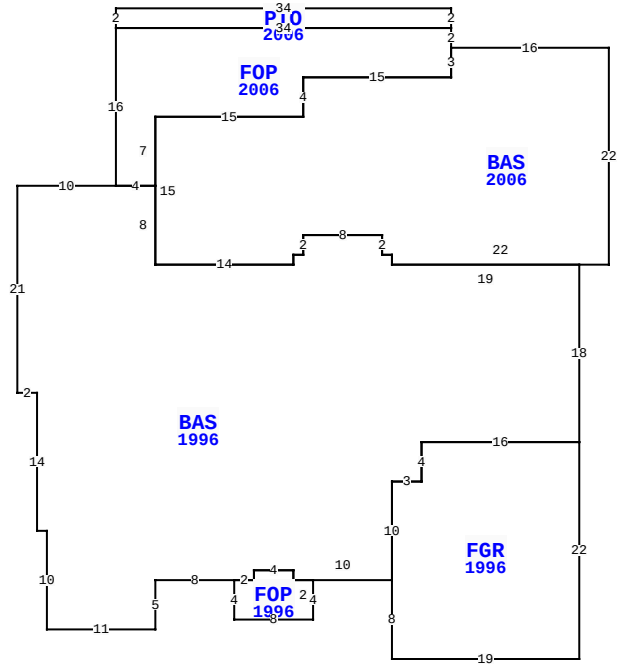
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,716	100	1,716	219,750
BAS	836	100	836	107,058
FGR	406	55	223	28,557
FOP	36	30	11	1,408
FOP	274	30	82	10,501
PTO	68	5	3	384
TOTALS	3,336		2,871	367,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,871	113.6131	142.02	407,739	1996	2003	0	0	0	9.83	90.17

1 SNGL FAM – 100% - 1997 Heated Area: 2552 HX Base Yr 1997



2176 CALAIS LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		367,658
TOTAL MARKET OB/XF VALUE		5,936
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		598,594
SOH/AGL Deduction		348,903
ASSESSED VALUE		249,691
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,691
TOTAL JUST VALUE		598,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16907	ELEC OTHER	9,000	03/01/2006
M11201	MECH OTHER	0	03/01/2006
R08749	REPAIR/RRF	2,000	12/01/2005
B0516862	ADDITION	150,000	09/01/2005
B9603333	NEW CONSTR	81,590	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/0604	1/03/1997	WD	U	I	21	126,800
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: SOUTHWICK ROBERT I						
0769/0109	8/22/1996	WD	U	V	09	50,500
GRANTOR: R.E.D. LIMITED PARTNE						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FOP=[YR=2006] N2 PTO=[YR=2006] N2 W34 S2 E34 $ W34 S16 BAS=[YR=1996] W10 S21 E2 S14 E1 S10 E11 N5 E8 FOP=[YR=1996] S4 E8 N4 W2 N1 W4 S1 W2 $ E2 N1 E4 S1 E10 FGR=[YR=1996] S8 E19 N22 W16 S4 W3 S10 $ N10 E3 N4 E16 N18 W19 N1 W1 N2 W8 S2 W1 S1 W14 N8 W4 $ E4 N7 E15 N4 E15 N3 $ S3 W15 S4 W15 S15 E14 N1 E1 N2 E8 S2 E1 S1 E22 N22 $.

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	1996	1996	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	742.00	SF	5.20	5.20	100	1996	1996	3	72	2,778	
3	0810	CONCRETE A	0	100	0	0	84.00	SF	6.50	6.50	100	1996	1996	3	72	393	

LAND DESCRIPTION

TOTAL OB/XF 5,936

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	000133	C	SFR LAKE	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	180,000.00	225,000.00	225,000							

REVIEW DATE 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS