

LOT 56
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

LARSEN FRANCES A L/E/
2126 CALAIS LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0056-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
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	2,000	100	2,000	275,135
FGR	399	55	219	30,127
FOP	48	30	14	1,926
FOP	115	30	34	4,677
PTO	80	5	4	550

TOTALS	2,642	2,271	312,416
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	726.00	SF	6.50
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
4	0855	CONC PAVER	0	100	24	10	240.00	SF	10.00
5	0940	SHEDS/PORT	0	100	12	6	72.00	SF	30.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,271	125.7732	157.22	357,047	1998	1998	0	0	0	12.50	87.50
1 SNGL FAM - 100% - 2018 Heated Area: 2000 HX Base Yr 2018												

2126 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	0810	CONCRETE A	0	100	0	0	726.00	SF	6.50	6.50	100	1998	1998	3	75	3,539	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1998	1998	3	75	234	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1998	1998	3	75	44	
4	0855	CONC PAVER	0	100	24	10	240.00	SF	10.00	10.00	100	2000	2000	3	79	1,896	
5	0940	SHEDS/PORT	0	100	12	6	72.00	SF	30.00	30.00	100	2000	2000	3	20	432	

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
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 8 Tax Dist:									
BUILDING MARKET VALUE										312,416									
TOTAL MARKET OB/XF VALUE										6,145									
TOTAL LAND VALUE - MARKET										225,000									
TOTAL MARKET VALUE										543,561									
SOH/AGL Deduction										218,538									
ASSESSED VALUE										325,023									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										275,023									
TOTAL JUST VALUE										543,561									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										438,393									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E98147	CHNGE SRVC	500	08/01/1998
B9704544	NEW CONSTR	110,514	12/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2678/1053	11/08/2023	QC	U	I	11	100			
GRANTOR: LARSEN FRANCES A									
GRANTEE: OSBORN RUTH									
1418/0254	6/07/2006	WD	U	I	05	365,000			
GRANTOR: CENDANT MOBILITY RELO									
GRANTEE: LARSEN FRANCES A									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FOP=[YR=1998] W16 BAS=[YR=1998] W9 PTO=[YR=1998] N8 W10 S8 E10 \$ W19 S11 W2 D2 L2 S7 R2 D2 E2 S27 E5 FOP=[YR=1998] S5 E20 FGR=[YR=1998] S9 E19 N21 W19 S12 \$ N8 W5 S3 W15 \$ E15 N3 E5 N4 E19 N39 W16 N3 \$ S3 E16 N3 \$.									