

LOT 65  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

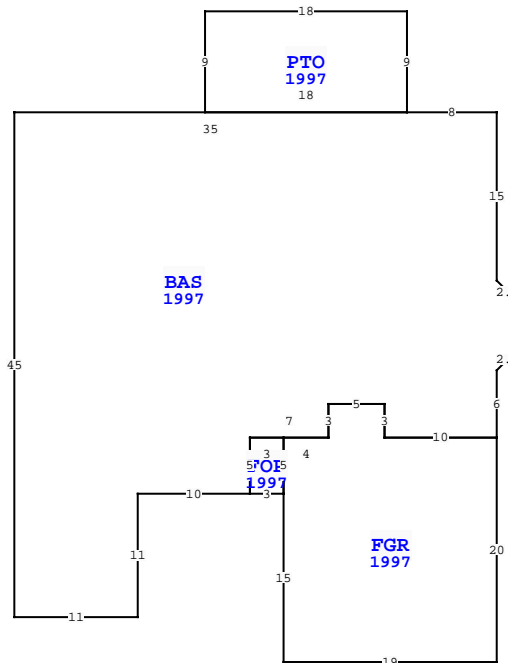
LUTZ WOLFRAM  
2175 CALAIS LANE  
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0065-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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	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
BAS	1,470	100	1,470
FGR	395	55	217
FOP	15	30	4
PTO	162	5	8
TOTALS	2,042		1,699
			236,734

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,699	124.2000	155.25	263,770	1997	2002	0	0	10.25	89.75
1 SNGL FAM - 100% - 1998 Heated Area: 1470 HX Base Yr 1998											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			236,734
TOTAL MARKET OB/XF VALUE			5,985
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			422,719
SOH/AGL Deduction			260,863
ASSESSED VALUE			161,856
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			111,856
TOTAL JUST VALUE			422,719
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213180	ROOF	6,000	10/01/2012
B9704139	NEW CONSTR	74,135	07/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0812/1866	11/10/1997	WD	Q	I		109,700
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: LUTZ WOLFRAM						
0784/1093	2/11/1997	WD	U	V	09	104,500
GRANTOR: RED LIMITED PARTNERSH						
GRANTEE: ATLANTIC BUILDERS I						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997
2	0811	CONCRETE B	0	100	0	763.00	SF	5.20	5.20	100	1997
3	0810	CONCRETE A	0	100	0	61.00	SF	6.50	6.50	100	1997

TOTAL OB/XF											
5,985											
BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE						
03/03/2023											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1997] W8 PTO=[YR=1997] N9 W18 S9 E18\$ W35 S45 E11 N11 E10 FOP=[YR=1997] E3 FGR=[YR=1997] S15 E19 N20 W10 N3 W5 S3 W4 S5\$ N5 W3 S5\$ N5 E7 N3 E5 S3 E10 N6 R2 U2 N4 U2 L2 N15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT	1.00