

LOT 66
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

CARROLL ALEXANDRA C
2189 CALAIS LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0066-0000



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	12 HARDWOOD 70
Interior Floo	11 CLAY TILE 30
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
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NEIGHBORHOOD/LOC	2026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100	1,425	213,623
FEP	182	80	146	21,887
FGR	380	55	209	31,332
FOP	30	30	9	1,350
FST	12	55	7	1,049
PTO	12	5	1	150

TOTALS	2,041	1,797	269,388
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EXTRA FEATURES	
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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	80	2,800	
2	0811	CONCRETE B	0 100	0	0	754.00	SF	5.20	5.20	100	1997	1997	3	73	2,862	
3	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1997	1997	3	20	864	
4	0810	CONCRETE A	0 100	30	3	90.00	SF	6.50	6.50	100	1997	1997	3	73	427	
5	0810	CONCRETE A	0 100	6	3	18.00	SF	6.50	6.50	100	1997	1997	3	73	85	
6	0861	POOL GUNIT	1 100	28	14	392.00	SF	85.00	85.00	100	2024	2023		100	33,320	
7	0855	CONC PAVER	1 100	0	0	1,405.00	SF	10.00	10.00	100	2024	2023		100	14,050	

LAND DESCRIPTION	
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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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE	08/09/2023	BY	TW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,797	133.7450	167.18	300,422	1997	2002	0	0	10.33	89.67
1 SNGL FAM - 100% - 2018						Heated Area: 1425			HX Base Yr 2018		

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

2189 CALAIS LN, FERNANDINA BEACH											
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TOTAL OB/XF											
54,408											

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Total Acres:	0.00	Total Land Value:	180,000	Market:	0	Agricultural:	0	Common:	180,000
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	

VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		269,388	
TOTAL MARKET OB/XF VALUE		54,408	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		503,796	
SOH/AGL Deduction		187,094	
ASSESSED VALUE		316,702	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		266,702	
TOTAL JUST VALUE		503,796	
NCON VALUE		47,370	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,746	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015169	SWIM POOL	56,370	11/03/2021
E017956	REMODEL	0	04/01/2001
B0107958	ADDITION	11,000	02/01/2001
B9603555	NEW CONSTR	72,735	12/01/1996

SALES DATA							
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/0562	9/27/2017	WD	Q	I	01	289,900

GRANTOR: MCCARTER JOHN D & ADR						
GRANTEE: CARROLL ALEXANDRA C						
2008/1072	10/09/2015	WD	Q	I	01	252,000
GRANTOR: D'HUBERT XAVIER & ENI						
GRANTEE: MCCARTER JOHN D & A						

BUILDING NOTES							
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BUILDING DIMENSIONS							
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BAS=[YR=1997] W24 FEP=[YR=2001] W4 PTO=[YR=2001] N3 W4 S3
E4 \$ W5 S12 W6 S2 W13 S2 E14 N2 E6 S2 E8 N16 \$ S16 W8 N2 W6
S2 W15 S23 E13 FOP=[YR=1997] S2 E6 N5 W6 S3 \$ N3 E6 S3 E14
FGR=[YR=1997] S11 E20 N19 W6 FST=[YR=1997] N2 W6 S2 E6 \$
W14 S8 \$ N8 E8 N2 E6 S2 E6 N31 \$.