LOT 55
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

JOHNSON GREGORY W/JOHNSON TYLER G ET AL
2154 CALAIS LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0055-0000

BUILDING CHARACTERISTICS

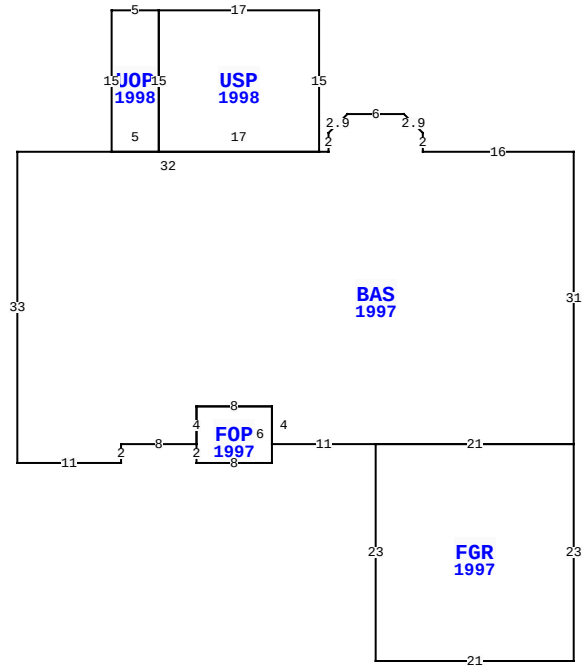
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,855	100	1997	1,855	259,504
FGR	483	55	1997	266	37,212
FOP	48	30	1997	14	1,959
UOP	75	20	1998	15	2,098
USP	255	30	1998	76	10,632
TOTALS	2,716			2,226	311,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,226	122.2795	161.41	359,299	1997	1997	0	0	0	13.33	86.67

1 SNGL FAM – 100% - 2021 Heated Area: 1855 HX Base Yr 2021



2154 CALAIS LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		311,404
TOTAL MARKET OB/XF VALUE		3,871
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		540,275
SOH/AGL Deduction		343,162
ASSESSED VALUE		197,113
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,391
TOTAL JUST VALUE		540,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704517	ADDITION	3,562	12/01/1997
B9703875	NEW CONSTR	90,095	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/651	6/07/2024	QC	U	I	11	100
GRANTOR: JOHNSON GREGORY W						
GRANTEE: JOHNSON GREGORY W						
1197/1934	12/29/2003	QC	Q	I	01	100
GRANTOR: JOHNSON JAMES W						
GRANTEE: JOHNSON GREGORY W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 N2 L2 U2 W6 D2 L2 S2 W1 USP=[YR=1998] N15 W17 UOP=[YR=1998] W5 S15 E5 N15$ S15 E17 $ W32 S33 E11 N2 E8 FOP=[YR=1997] S2 E8 N6 W8 S4 $ N4 E8 S4 E11 FGR=[YR=1997] S23 E21 N23 W21 $ E21 N31 $.

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	0812	CONCRETE C	0	100	0	0	1,344.00	SF	4.00	4.00	100	1997	1997	3	72	3,871	

LAND DESCRIPTION

TOTAL OB/XF 3,871

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	000134	C	RES POND	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS