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

2025

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

BUILDING CHARACTERISTICS

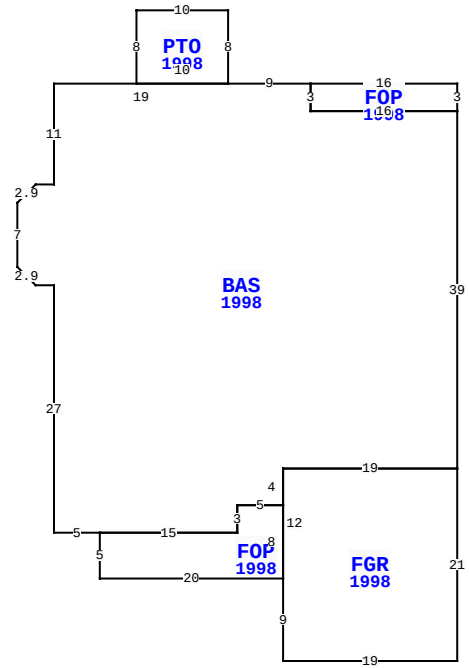
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	1998	2,000	288,875
FGR	399	55	1998	219	31,631
FOP	48	30	1998	14	2,022
FOP	115	30	1998	34	4,911
PTO	80	5	1998	4	578
TOTALS	2,642			2,271	328,017

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	166.02	377,031	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2018 Heated Area: 2000 HX Base Yr 2018



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

2126 CALAIS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		328,017
TOTAL MARKET OB/XF VALUE		5,996
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		559,013
SOH/AGL Deduction		224,564
ASSESSED VALUE		334,449
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,727
TOTAL JUST VALUE		559,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,561

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	Q	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 $.

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	0810	CONCRETE A	0	100	0	0	726.00	SF	6.50	6.50	100	1998	1998	3	73	3,445	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1998	1998	3	73	228	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1998	1998	3	73	43	
4	0855	CONC PAVER	0	100	24	10	240.00	SF	10.00	10.00	100	2000	2000	3	77	1,848	
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 5,996

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