

LOT 57  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

FLOWERS JAMES V & RACHEL D  
2120 CALAIS LANE  
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0057-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 80     |
| Interior Wall            | 08 | DECORATIVE 20  |
| 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 |
|------------------|---------|

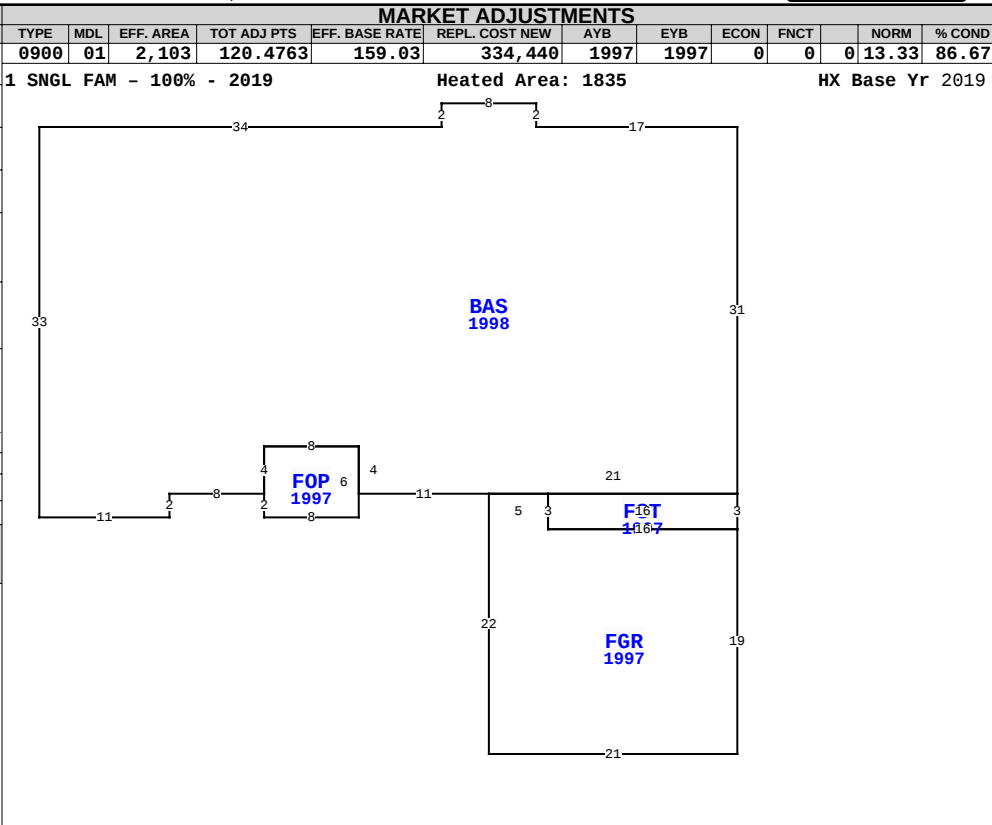
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,835            | 100         | 1998 | 1,835        | 252,920              |
| FGR       | 414              | 55          | 1997 | 228          | 31,426               |
| FOP       | 48               | 30          | 1997 | 14           | 1,929                |
| FST       | 48               | 55          | 1997 | 26           | 3,584                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,345 |  |  | 2,103 | 289,859 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 769.00   | SF | 5.20     |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 34 | 4  | 136.00   | SF | 6.50     |
| 4              | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0  | 315.00   | SF | 85.00    |
| 5              | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 900.00   | SF | 7.25     |
| 6              | 0910       | SCRN RM L   | 0   | 100 | 31 | 44 | 1,364.00 | SF | 15.00    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000134   | C   | RES POND             | 100 | 0003 | RSF-2    | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|



|                                  |          |            |    |           |  |
|----------------------------------|----------|------------|----|-----------|--|
| 2120 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   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1997    | 1997        | 3 | 79     | 2,765           |       |
| 2   | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 769.00   | SF | 5.20     | 5.20           | 100       | 1997    | 1997        | 3 | 72     | 2,879           |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 34 | 4  | 136.00   | SF | 6.50     | 6.50           | 100       | 1997    | 1997        | 3 | 72     | 636             |       |
| 4   | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0  | 315.00   | SF | 85.00    | 85.00          | 100       | 1998    | 1998        | 3 | 20     | 5,355           |       |
| 5   | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 900.00   | SF | 7.25     | 7.25           | 100       | 1998    | 1998        | 3 | 73     | 4,763           |       |
| 6   | 0910       | SCRN RM L   | 0   | 100 | 31 | 44 | 1,364.00 | SF | 15.00    | 15.00          | 100       | 1998    | 1998        | 3 | 20     | 4,092           |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             | 20,490    |     |          |        |         |            |                |            |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| 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 |
| 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    |

|              |      |                   |         |         |   |               |   |
|--------------|------|-------------------|---------|---------|---|---------------|---|
| Total Acres: | 0.00 | Total Land Value: | 225,000 | Market: | 0 | Agricultural: | 0 |
|--------------|------|-------------------|---------|---------|---|---------------|---|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1     | 8 |
|---------------------------|--|-----------------|---|
| VALUATION SUMMARY         |  |                 |   |
| VALUATION BY              |  | STANDARD        |   |
| Tax Group: 8              |  | Tax Dist:       |   |
| BUILDING MARKET VALUE     |  | 289,859         |   |
| TOTAL MARKET OB/XF VALUE  |  | 20,490          |   |
| TOTAL LAND VALUE - MARKET |  | 225,000         |   |
| TOTAL MARKET VALUE        |  | 535,349         |   |
| SOH/AGL Deduction         |  | 211,798         |   |
| ASSESSED VALUE            |  | 323,551         |   |
| TOTAL EXEMPTION VALUE     |  | HX HB<br>50,722 |   |
| BASE TAXABLE VALUE        |  | 272,829         |   |
| TOTAL JUST VALUE          |  | 535,349         |   |
| NCON VALUE                |  | 0               |   |
| INCOME VALUE              |  |                 |   |
| PREVIOUS YEAR MKT VALUE   |  | 522,051         |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B9804897   | NEW CONSTR  | 15,925 | 04/19/1998 |
| B9603158   | NEW CONSTR  | 89,395 | 07/01/1996 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2219/1262                      | 8/20/2018 | WD           | Q      | I      | 01        | 330,000       |  |
| GRANTOR: NODEN MALCOM A        |           |              |        |        |           |               |  |
| GRANTEE: FLOWERS JAMES VINCE   |           |              |        |        |           |               |  |
| 1143/0832                      | 6/09/2003 | WD           | Q      | I      |           | 245,000       |  |
| GRANTOR: BELZ GEORGE T & JUDIT |           |              |        |        |           |               |  |
| GRANTEE: NODEN MALCOM A & BA   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                          |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1998] W17 N2 W8 S2 W34 S33 E11 N2 E8 FOP=[YR=1997] S2 E8 N6 W8 S4 \$ N4 E8 S4 E11 FGR=[YR=1997] S22 E21 N19 FST=[YR=1997] N3 W16 S3 E16 \$ W16 N3 W5 \$ E21 N31 \$ . |  |  |  |  |  |  |  |  |  |