

LOT 59
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

CANTINI BRENDA S
2113 CALAIS LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0059-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	05	AVERAGE 70	0900	01	1,693	125.2350	165.31	279,870	1997	1997	0	0	13.18	86.82	VALUATION SUMMARY														
Exterior Wall	10	ABOVE AVG 30	1 SNGL FAM - 100% - 1998													Heated Area: 1456													
Roof Structur	03	GABLE/HIP 100														HX Base Yr 1998													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	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	1,456	100	1997	1,456	208,968																								
FGR	407	55	1997	224	32,149																								
FOP	20	30	1997	6	861																								
PTO	144	5	1997	7	1,005																								
TOTALS	2,027			1,693	242,983																								
EXTRA FEATURES															2113 CALAIS LN, FERNANDINA BEACH														
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	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	1997	1997	3	72	2,366													
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	1997	1997	3	72	140													
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765													
4	0830	FLAGSTONE	0	100	10	0	30.00	SF	12.00	12.00	100	2005	2005	3	84	302													
LAND DESCRIPTION																													
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	RES	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 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS																													