LOT 60
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

FINCHER MATT D L/E/
2121 CALAIS LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

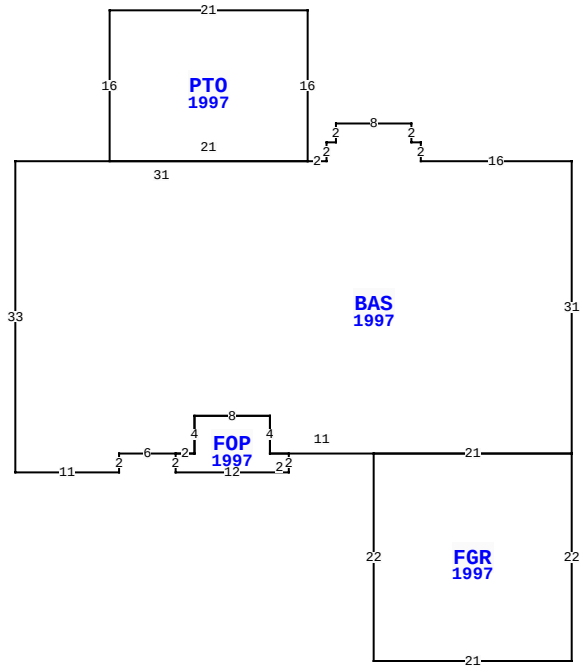
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,855	100	1997	1,855	258,850
FGR	462	55	1997	254	35,443
FOP	56	30	1997	17	2,372
PTO	336	5	1997	17	2,372
TOTALS	2,709			2,143	299,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,143	121.7160	160.67	344,316	1997	1997	0	0	0	13.15	86.85

1 SNGL FAM – 100% - 2022 Heated Area: 1855 HX Base Yr 2022



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

2121 CALAIS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		299,038
TOTAL MARKET OB/XF VALUE		3,460
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		482,498
SOH/AGL Deduction		99,594
ASSESSED VALUE		382,904
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		332,182
TOTAL JUST VALUE		482,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001511	WINDOWS	12,987	02/01/2022
B9703877	NEW CONSTR	90,095	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/1088	9/07/2021	WD	U	I	11	100
GRANTOR: FINCHER MATT D						
GRANTEE: FINCHER MELISSA L						
2428/1670	1/28/2021	WD	Q	I	01	389,500
GRANTOR: BARRETT MITCHELL A &						
GRANTEE: FINCHER MATT D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 N2 W1 N2 W8 S2 W1 S2 W2 PTO=[YR=1997] N16 W21 S16 E21$ W31 S33 E11 N2 E6 FOP=[YR=1997] S2 E12 N2 W2 N4 W8 S4 W2$ E2 N4 E8 S4 E11 FGR=[YR=1997] S22 E21 N22 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	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	100	1997	1997	3	72	2,786	
2	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	1997	1997	3	72	674	

LAND DESCRIPTION

TOTAL OB/XF 3,460

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS