LOT 64
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

VOBORIL KELLY
2161 CALAIS LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0064-0000

BUILDING CHARACTERISTICS

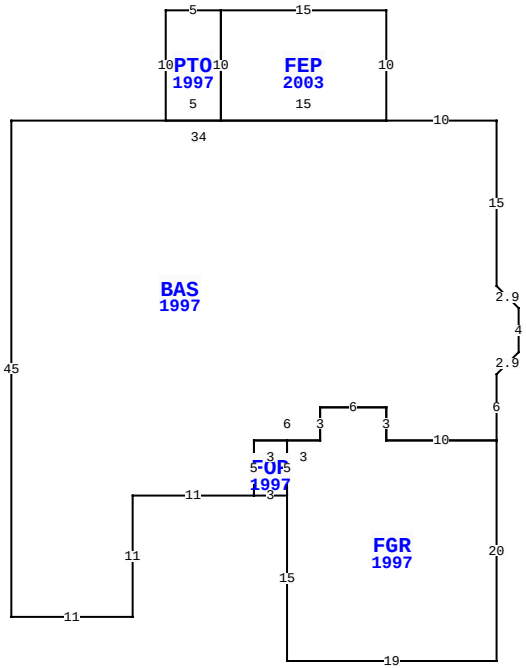
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,501	100	1997	1,501	212,340
FEP	150	80	2003	120	16,976
FGR	398	55	1997	219	30,981
FOP	15	30	1997	4	566
PTO	50	5	1997	2	283
TOTALS	2,114			1,846	261,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,846	124.5450	164.40	303,482	1997	1997	0	0	0	13.95	86.05

1 SNGL FAM – 100% - 2014 Heated Area: 1501 HX Base Yr 2014



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

2161 CALAIS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		261,146
TOTAL MARKET OB/XF VALUE		5,777
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		446,923
SOH/AGL Deduction		256,710
ASSESSED VALUE		190,213
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,491
TOTAL JUST VALUE		446,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311012	ADDITION	18,870	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1071/0123	7/25/2002	WD	Q	I		160,900
GRANTOR: WARNER DEREK A						
GRANTEE: HUGHES MARY S						
0792/0010	5/01/1997	WD	Q	I		108,300
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: WARNER DEREK A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W10 FEP=[YR=2003] N10 W15 PTO=[YR=1997] W5 S10 E5 N10 $ S10 E15 $ W34 S45 E11 N11 E11 FOP=[YR=1997] E3 FGR=[YR=1997] S15 E19 N20 W10 N3 W6 S3 W3 S5$ N5 W3 S5$ N5 E6 N3 E6 S3 E10 N6 R2 U2 N4 U2 L2 N15$.

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	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	737.00	SF	5.20	5.20	100	1997	1997	3	72	2,759	
3	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1997	1997	3	72	253	

LAND DESCRIPTION

TOTAL OB/XF 5,777

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 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS