LOT 65
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

KERN PHILLIP E II
86440 SHORT LINE CIRCLE
YULEE, FL 32097

2025

00-00-30-021E-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	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

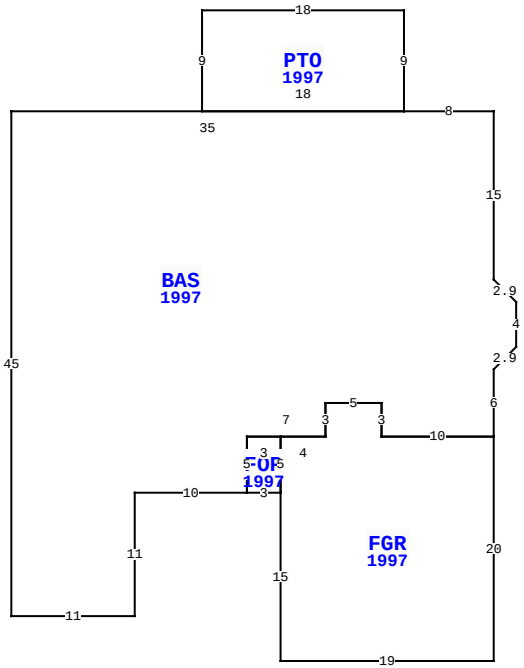
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1997	1,470	209,061
FGR	395	55	1997	217	30,861
FOP	15	30	1997	4	569
PTO	162	5	1997	8	1,138
TOTALS	2,042			1,699	241,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,699	124.2000	163.94	278,534	1997	1997	0	0	0	13.25	86.75

1 SNGL FAM – 0% - 2025 Heated Area: 1470 HX Base Yr



2175 CALAIS LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	241,628
TOTAL MARKET OB/XF VALUE	5,907
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	427,535
SOH/AGL Deduction	0
ASSESSED VALUE	427,535
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,535
TOTAL JUST VALUE	427,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213180	ROOF	6,000	10/01/2012
B9704139	NEW CONSTR	74,135	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2754/1210	12/05/2024	QC	U	I	11	100
GRANTOR: KERN DORIS L						
GRANTEE: KERN PHILLIP E II						
2740/753	9/25/2024	LE	U	I	11	100
GRANTOR: LUTZ WOLFRAM						
GRANTEE: KERN DORIS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W8 PTO=[YR=1997] N9 W18 S9 E18$ W35 S45 E11 N11 E10 FOP=[YR=1997] E3 FGR=[YR=1997] S15 E19 N20 W10 N3 W5 S3 W4 S5$ N5 W3 S5$ N5 E7 N3 E5 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0811	CONCRETE B	0	0	0	0	763.00	SF	5.20	5.20	100	1997	1997	3	72	2,857	
3	0810	CONCRETE A	0	0	0	0	61.00	SF	6.50	6.50	100	1997	1997	3	72	285	

LAND DESCRIPTION

TOTAL OB/XF 5,907

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	0	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