

LOT 66
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

CARROLL ALEXANDRA C
2189 CALAIS LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0066-0000



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 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
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
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NEIGHBORHOOD/LOC	2026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100	1997	1,425	218,036
FEP	182	80	2001	146	22,339
FGR	380	55	1997	209	31,979
FOP	30	30	1997	9	1,377
FST	12	55	1997	7	1,071
PTO	12	5	2001	1	153

TOTALS	2,041			1,797	274,954
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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	754.00	SF	5.20
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00
4	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50
5	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50
6	0861	POOL GUNIT	1	100	28	14	392.00	SF	85.00
7	0855	CONC PAVER	1	100	0	0	1,405.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00

REVIEW DATE	08/09/2023	BY	TW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,797	133.7450	176.54	317,242	1997	1997	0	0	0 13.33	86.67
1 SNGL FAM - 100% - 2018											
Heated Area: 1425											
HX Base Yr 2018											

2189 CALAIS LN, FERNANDINA BEACH	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF											
53,661											

Total Acres: 0.00	Total Land Value: 180,000	Market: 0	Agricultural: 0	Common: 180,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			274,954
TOTAL MARKET OB/XF VALUE			53,661
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			508,615
SOH/AGL Deduction			182,729
ASSESSED VALUE			325,886
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			275,164
TOTAL JUST VALUE			508,615
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			503,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004762	NEW RES AC	46,803	05/05/2025
21015169	SWIM POOL	56,370	11/03/2021
E017956	REMODEL	0	04/01/2001
B0107958	ADDITION	11,000	02/01/2001
B9603555	NEW CONSTR	72,735	12/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2149/0562	9/27/2017	WD	Q	I	01
GRANTOR: MCCARTER JOHN D & ADR					
GRANTEE: CARROLL ALEXANDRA C					
2008/1072	10/09/2015	WD	Q	I	01
GRANTOR: D'HUBERT XAVIER & ENI					
GRANTEE: MCCARTER JOHN D & A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W24 FEP=[YR=2001] W4 PTO=[YR=2001] N3 W4 S3 E4 \$ W5 S12 W6 S2 W13 S2 E14 N2 E6 S2 E8 N16 \$ S16 W8 N2 W6 S2 W15 S23 E13 FOP=[YR=1997] S2 E6 N5 W6 S3 \$ N3 E6 S3 E14 FGR=[YR=1997] S11 E20 N19 W6 FST=[YR=1997] N2 W6 S2 E6 \$ W14 S8 \$ N8 E8 N2 E6 S2 E6 N31 \$.									