

LOT 52  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

WEST ROBERT W II & JENNIFER MAE  
2188 CALAIS LN  
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0052-0000



| 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           | 13               | LVT/LAMNT 50     |      |              |                      |
| Interior Floor           | 14               | CARPET 50        |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 2 100            |      |              |                      |
| 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                      | 1,808            | 100              | 1998 | 1,808        | 262,409              |
| FGR                      | 463              | 55               | 1998 | 255          | 37,010               |
| FOP                      | 50               | 30               | 1998 | 15           | 2,177                |
| TOTALS                   | 2,321            |                  |      | 2,078        | 301,596              |

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |           |      |      |      |      |        |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|-----------|------|------|------|------|--------|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB       | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                     | 01  | 2,078     | 120.4763    | 167.46         | 347,982        | 1998      | 1998 |      | 0    | 0    | 13.33  |
| 1 SNGL FAM 100% - 2026 Heated Area: 1808 HX Base Yr 2026 |     |           |             |                |                |           |      |      |      |      |        |
|                                                          |     |           |             |                |                |           |      |      |      |      |        |
| 2188 CALAIS LN, FERNANDINA BEACH                         |     |           |             |                |                |           |      |      |      |      |        |
|                                                          |     |           | BLD DATE    | 03/03/2023     | NW             | LGL DATE  |      |      |      |      |        |
|                                                          |     |           | XF DATE     |                |                | LAND DATE |      |      |      |      |        |
|                                                          |     |           | INC DATE    |                |                | AG DATE   |      |      |      |      |        |

| NASSAU COUNTY PROPERTY    |  |  |           |          | PAGE 1 of 1 |  | 8 |
|---------------------------|--|--|-----------|----------|-------------|--|---|
| VALUATION SUMMARY         |  |  |           |          |             |  |   |
| VALUATION BY              |  |  |           | STANDARD |             |  |   |
| Tax Group: 8              |  |  | Tax Dist: |          |             |  |   |
| BUILDING MARKET VALUE     |  |  |           | 301,596  |             |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |           | 42,182   |             |  |   |
| TOTAL LAND VALUE - MARKET |  |  |           | 180,000  |             |  |   |
| TOTAL MARKET VALUE        |  |  |           | 523,778  |             |  |   |
| SOH/AGL Deduction         |  |  |           | 0        |             |  |   |
| ASSESSED VALUE            |  |  |           | 523,778  |             |  |   |
| TOTAL EXEMPTION VALUE     |  |  | HX HB     |          | 51,411      |  |   |
| BASE TAXABLE VALUE        |  |  |           | 472,367  |             |  |   |
| TOTAL JUST VALUE          |  |  |           | 523,778  |             |  |   |
| NCON VALUE                |  |  |           | 0        |             |  |   |
| INCOME VALUE              |  |  |           |          |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |           | 536,509  |             |  |   |
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| EXTRA FEATURES     |            |             |         |    |    |          |    |           |                |           |         |
|--------------------|------------|-------------|---------|----|----|----------|----|-----------|----------------|-----------|---------|
| L N                | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R     | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1                  | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00  | 3,500.00       | 100       | 1998    |
| 3                  | 0860       | POOL/SPA    | 0 100   | 0  | 0  | 1.00     | UT | 40,000.00 | 40,000.00      | 100       | 1998    |
| 5                  | 0911       | SCRN RM A   | 0 100   | 57 | 24 | 1,368.00 | SF | 18.00     | 18.00          | 100       | 2006    |
| TOTAL OB/XF 42,182 |            |             |         |    |    |          |    |           |                |           |         |

| LAND DESCRIPTION                                                                      |          |     |                      |     |      |          |       |       |             |           |      |
|---------------------------------------------------------------------------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| L N                                                                                   | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                                                                                     | 000134   | C   | RES POND             | 100 | 0003 | RSF-2    | 0.00  | 0.00  | 1.00        | LT        | 1.00 |
| Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 |          |     |                      |     |      |          |       |       |             |           |      |