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

VOBORIL KELLY
2161 CALAIS LANE
FERNANDINA BEACH, FL 32034

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

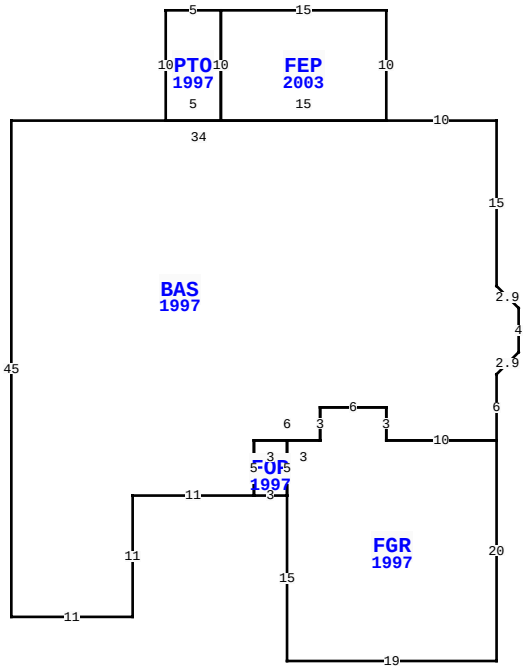
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	222,226
FEP	150	80	2003	120	17,766
FGR	398	55	1997	219	32,423
FOP	15	30	1997	4	592
PTO	50	5	1997	2	296
TOTALS	2,114			1,846	273,305

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	173.12	319,580	1997	1997	0	0	0	14.48	85.52

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



2161 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		273,305
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		456,000
SOH/AGL Deduction		260,651
ASSESSED VALUE		195,349
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,938
TOTAL JUST VALUE		456,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,923

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

L N	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	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS