

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

CARROLL ALEXANDRA C
2189 CALAIS LN
FERNANDINA BEACH, FL 32034

2026

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
---------	--	----------	----

NEIGHBORHOOD/LOC	2026.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100	1997	1,425	228,283
FEP	182	80	2001	146	23,389
FGR	380	55	1997	209	33,481
FOP	30	30	1997	9	1,442
FST	12	55	1997	7	1,121
PTO	12	5	2001	1	160

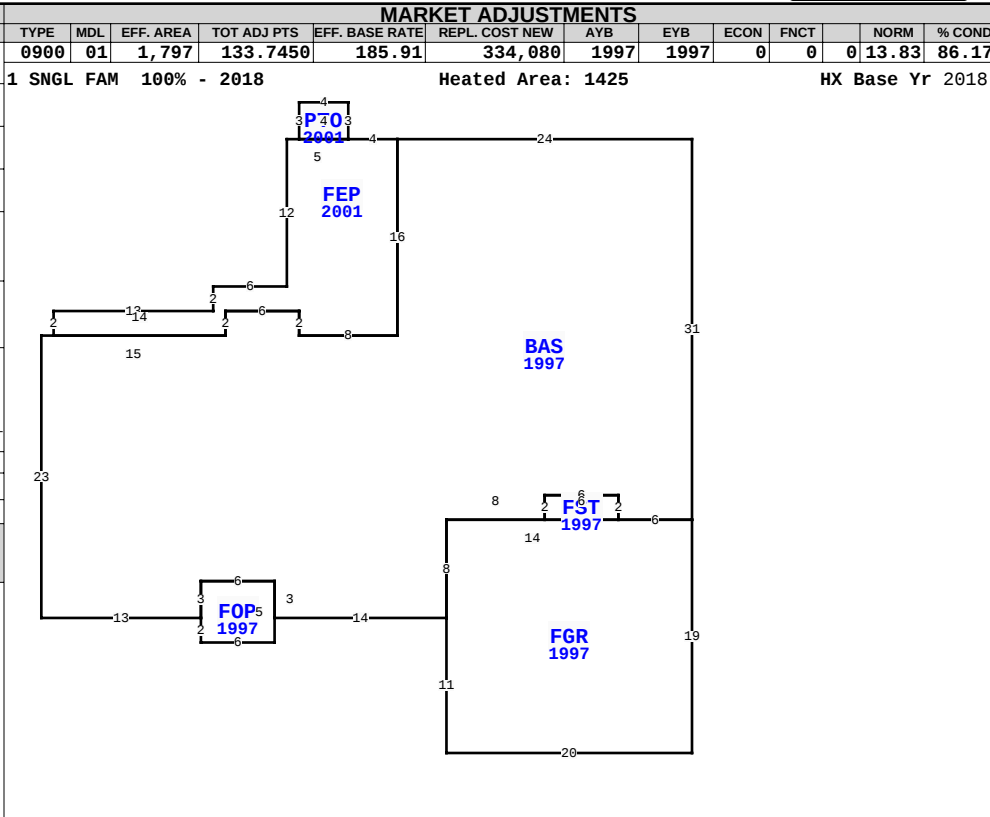
TOTALS	2,041			1,797	287,877
--------	-------	--	--	-------	---------

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	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1997	1997	3	20	864	
6	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

TOTAL OB/XF 53,559																
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
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1997	1997	3	20	864
6	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		8
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		335,066
TOTAL MARKET OB/XF VALUE		53,559
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		568,625
SOH/AGL Deduction		186,751
ASSESSED VALUE		381,874
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		330,463
TOTAL JUST VALUE		568,625
NCON VALUE		47,189
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,615

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 I RSN CD SALE PRICE
2149/0562	9/27/2017	WD Q I	01 289,900
GRANTOR: MCCARTER JOHN D & ADR			
GRANTEE: CARROLL ALEXANDRA C			
2008/1072	10/09/2015	WD Q I	01 252,000
GRANTOR: D'HUBERT XAVIER & ENI			
GRANTEE: MCCARTER JOHN D & A			

BUILDING NOTES			
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 \$.			

CARROLL ALEXANDRA C
2189 CALAIS LN
FERNANDINA BEACH, FL 32034

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

[illegible]