

LOT 10F
NASSAU CROSSING TOWNHOMES PH 2
OR 2486/1754

KERN PHILLIP E II & NAVANA
2175 CALAIS LN
FERNANDINA BEACH, FL 32034

2026

42-2N-27-1091-010F-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		1 100			
Quality		01	Quality Level 01		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC		4092.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100	2023	532	60,308
FGR	280	55	2023	154	17,457
FOP	36	30	2023	11	1,247
FOP	72	30	2023	22	2,493
FUS	800	100	2023	800	90,688
STR	48	10	2023	5	567

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	01	1,524	108.5076	113.93	173,629	2023	2023	0	0	0	0.50	99.50	
1 TOWNHOUSE 0% - 2026													
Heated Area: 1332													
HX Base Yr													