



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	1,839	167,214
FGR	420	55	231	21,004
FOP	50	30	15	1,364
FSP	144	40	58	5,274
TOTALS	2,453		2,143	194,856

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	2,076.00	SF	10.00	10.00	100	2022
2	0855	CONC PAVER	0 100	0	0	1,225.00	SF	10.00	10.00	100	2022
3	0855	CONC PAVER	0 100	0	0	360.00	SF	7.00	7.00	100	2004
4	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	2022
5	0476	VF 6 SBPL	0 100	0	0	84.00	LF	32.00	32.00	100	2022

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	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,143	112.9842	101.97	218,522	1996	2000	0	0	10.83	89.17
1 SINGLE FAM - 100% - 2023 Heated Area: 1839 HX Base Yr											
2537 CAPRICE LN, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		257,374	
TOTAL MARKET OB/XF VALUE		43,865	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		481,239	
SOH/AGL Deduction		0	
ASSESSED VALUE		481,239	
TOTAL EXEMPTION VALUE		13	481,239
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		481,239	
NCON VALUE		102,302	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		354,730	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20217183	NEW CONSTR	62,156	08/01/2021
B9502214	NEW CONSTR	119,200	09/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2285/0607	6/26/2019	WD Q	Q	I	01
GRANTOR: DANZEY MARK D & TRACY					
GRANTEE: CARTER ROBERT S & J					
2215/0578	7/24/2018	WD Q	Q	I	01
GRANTOR: HALL GLENN O JR					
GRANTEE: DANZEY MARK D & TRA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W21 U2 L2 W5 D2 L2 W1 FSP=[YR=2014] N2 W16 S9 E16 N7\$ S7W29 S34 E14 N2 E8 FOP=[YR=1996] S5 E10 N5 W10\$ E18 FGR=[YR=1996] S4 E20 N21W20 S17\$ N17 E20 N22\$.											

CARTER ROBERT S & JOAN K
2537 CAPRICE LANE
FERNANDINA BEACH, FL 32034

2023

[illegible]