

LOT 11
IN OR 721/132 & OR 1804/1376
EGANS BLUFF EAST PB 5/367

MORROW ROBERT F
2511 CAPRICE LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0011-0000



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	14	CARPET 70
Interior Floor	08	SHT VINYL 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
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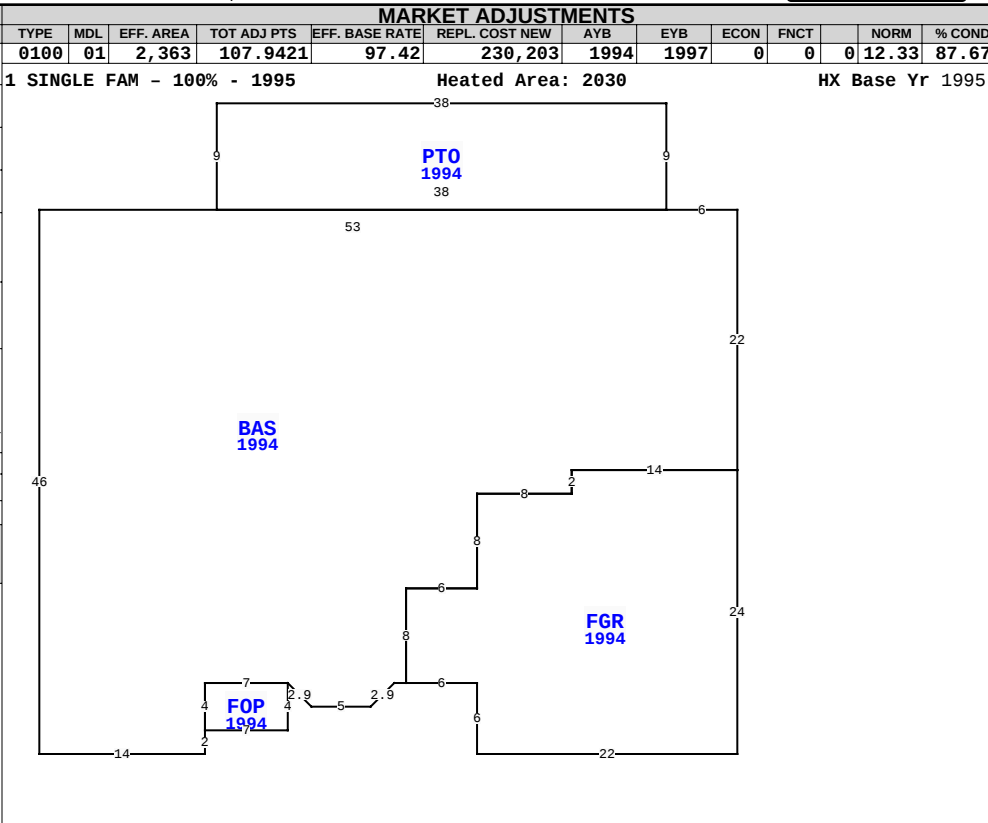
NEIGHBORHOOD/LOC	2026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	2,030	173,379
FGR	560	55	308	26,305
FOP	28	30	8	683
PTO	342	5	17	1,452

TOTALS	2,960		2,363	201,819
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,194.00	SF	4.00
2	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
4	0861	POOL GUNIT	0	100	26	12	312.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	980.00	SF	7.25
6	0940	SHEDS/PORT	0	100	0	0	192.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00



2511 CAPRICE LN, FERNANDINA BEACH

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

TOTAL OB/XF										15,352		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00		
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					201,819				
TOTAL MARKET OB/XF VALUE					15,352				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					397,171				
SOH/AGL Deduction					193,888				
ASSESSED VALUE					203,283				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					153,283				
TOTAL JUST VALUE					397,171				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					367,576				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002708	ADDITION	9,580	04/01/2022
B9703915	XFOB	3,264	05/01/1997
B9501997	SWIM POOL	8,500	06/01/1995
B9401311	NEW CONSTR	122,800	09/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1804/1376	7/18/2012	QC	U	I	11	100	
GRANTOR: MORROW JACQUELINE ANN							
GRANTEE: MORROW ROBERT F							
0721/0132	12/30/1994	WD	Q	I		121,600	
GRANTOR: ATLANTIC BUILDERS INC							
GRANTEE: MORROW ROBERT F & J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W6 PTO=[YR=1994] N9 W38 S9 E38\$ W53 S46 E14 N2									
FOP=[YR=1994] E7 N4 W7 S4\$ N4 E7 D2 R2 E5 U2 R2 E1									
FGR=[YR=1994] E6 S6 E22 N24 W14 S2 W8 S8 W6 S8\$ N8 E6 N8 E8									
N2 E14 N22\$.									