

CRNKOVIC TRUST/CRNKOVIC JAMES JOSEPH TRUSTEE
2548 CAPRICE LANE
FERNANIDNA BEACH, FL 32034

00-00-30-021E-0016-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 70		0100	01	2,319	112.7784		101.78	236,028	1995	1995		0		0	13.15	86.85	VALUATION BY					STANDARD									
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM - 100% - 2021										Heated Area: 2048										HX Base Yr 2021									
Roof Structur		03	GABLE/HIP 100												Tax Group: 8										Tax Dist:									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										204,990									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										37,948									
Interior Floo		14	CARPET 80												TOTAL LAND VALUE - MARKET										198,000									
Interior Floo		11	CLAY TILE 20												TOTAL MARKET VALUE										440,938									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										99,171									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										341,767									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			2 100												BASE TAXABLE VALUE										291,767									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										440,938									
Stories		1.	1. 100		NCON VALUE										0																			
Units			0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										395,388																			
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		2,048		100		2,048		181,034																										
FGR		462		55		254		22,452																										
FOP		56		30		17		1,503																										
TOTALS		2,566				2,319		204,990																										
EXTRA FEATURES										2548 CAPRICE LN, FERNANDINA BEACH										BLD DATE 03/03/2023 NW LGL DATE														
																				LAND DATE														
																				AG DATE														
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	1995	1995	3	79	2,765																		
2	0812	CONCRETE C		0 100	0 0	1,314.00		SF	4.00	4.00	100	1995	1995	3	72	3,784																		
3	0810	CONCRETE A		0 100	54 3	162.00		SF	6.50	6.50	100	1995	1995	3	72	758																		
4	0861	POOL GUNIT		0 100	0 0	334.00		SF	85.00	85.00	100	1995	1995	3	20	5,678																		
5	0845	KOOL DECK		0 100	0 0	839.00		SF	7.25	7.25	100	1995	1995	3	72	4,380																		
6	0910	SCRN RM L		0 100	0 0	1,293.00		SF	15.00	15.00	100	1995	1995	3	20	3,879																		
7	0845	KOOL DECK		0 100	0 0	230.00		SF	7.25	7.25	100	1995	1995	3	72	1,201																		
8	0479	VF PICKET		0 100	111 3	228.00		LF	10.00	10.00	100	2005	2005	3	69	1,573																		
9	0476	VF 6 SBPL		0 100	104 6	624.00		LF	32.00	32.00	100	2005	2005	3	69	13,778																		
10	0469	VF LATTIC		0 100	10 4	40.00		SF	5.50	5.50	100	2005	2005	3	69	152																		
LAND DESCRIPTION										TOTAL OB/XF										37,948														
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000134	C	SFR POND		100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000																
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