

LOT 17  
IN OR 1900/1074  
EGANS BLUFF EAST PB 5/367

HUMPHREYS BENJAMIN  
2614 CAPRICE LN  
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0017-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 90     |
| Exterior Wall            | 20 | FACE BRICK 10  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 08 | SHT VINYL 20   |
| 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       | 1,792            | 100         | 1,792        | 153,148              |
| FGR       | 420              | 55          | 231          | 19,741               |
| FOP       | 12               | 30          | 4            | 342                  |
| FOP       | 96               | 30          | 29           | 2,478                |
| FSP       | 160              | 40          | 64           | 5,469                |
| PTO       | 108              | 5           | 5            | 428                  |
| PTO       | 68               | 5           | 3            | 256                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,656 |  | 2,128 | 181,863 |
|--------|-------|--|-------|---------|

|                |  |
|----------------|--|
| 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       | 1996    | 1996        | 3 | 80     | 2,800           |       |
| 2   | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 767.00 | SF | 5.20     | 5.20           | 100       | 1996    | 1996        | 3 | 73     | 2,912           |       |
| 3   | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 74.00  | SF | 6.50     | 6.50           | 100       | 1996    | 1996        | 3 | 73     | 351             |       |
| 4   | 0861       | POOL GUNIT  | 0 100   | 0 | 0 | 200.00 | SF | 85.00    | 85.00          | 100       | 2011    | 2011        | 3 | 68     | 11,560          |       |
| 5   | 0911       | SCRN RM A   | 0 100   | 0 | 0 | 544.00 | SF | 17.50    | 17.50          | 100       | 2011    | 2011        | 3 | 55     | 5,236           |       |
| 6   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 452.00 | SF | 7.00     | 7.00           | 100       | 2011    | 2011        | 3 | 93     | 2,943           |       |
| 7   | 0871       | POOL HTR R  | 0 100   | 0 | 0 | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 2011    | 2011        | 3 | 55     | 1,100           |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 26,902   |     |      |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 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     |

|             |            |    |     |              |      |                   |         |         |   |               |   |         |         |                           |
|-------------|------------|----|-----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|---------------------------|
| REVIEW DATE | 05/10/2019 | BY | DJA | Total Acres: | 0.00 | Total Land Value: | 198,000 | Market: | 0 | Agricultural: | 0 | Common: | 198,000 | PRINTED 08/02/2023 BY SYS |
|-------------|------------|----|-----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|---------------------------|

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100               | 01  | 2,128     | 109.3827    | 98.72          | 210,076        | 1996 | 1996 | 0    | 0    | 0    | 13.43  |

1 SINGLE FAM - 100% - 2015

Heated Area: 1792

HX Base Yr 2015

The diagram illustrates a property layout with several distinct areas, each labeled with a code and year. The areas and their dimensions are as follows:

- BAS 1996**: A large rectangular area on the left, measuring 40 units vertically and 11 units horizontally.
- FGR 1996**: A rectangular area on the right, measuring 21 units vertically and 20 units horizontally.
- FOP 1996**: A rectangular area in the center, measuring 16 units horizontally and 6 units vertically.
- FSP 1997**: A rectangular area above the FOP 1996 area, measuring 16 units horizontally and 10 units vertically.
- PTO 1997**: A rectangular area above the FSP 1997 area, measuring 8 units horizontally and 8 units vertically.
- PTO 1996**: A small rectangular area at the bottom center, measuring 4 units horizontally and 3 units vertically.
- FOP 1996**: A small rectangular area above the PTO 1996 area, measuring 4 units horizontally and 3 units vertically.

Additional dimensions and connections are shown throughout the plan, including a 12-unit horizontal line at the top, a 20-unit horizontal line connecting the FOP 1996 area to the FGR 1996 area, and a 27-unit horizontal line at the bottom.

|                                   |          |            |    |          |  |
|-----------------------------------|----------|------------|----|----------|--|
| 2614 CAPRICE LN, FERNANDINA BEACH | BLD DATE | 03/03/2023 | NW | LGL DATE |  |
|-----------------------------------|----------|------------|----|----------|--|

|  |         |  |  |           |  |
|--|---------|--|--|-----------|--|
|  | XF DATE |  |  | LAND DATE |  |
|--|---------|--|--|-----------|--|

|  |          |  |  |         |  |
|--|----------|--|--|---------|--|
|  | INC 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       | 1996    | 1996        | 3 | 80     | 2,800           |       |
| 2   | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 767.00 | SF | 5.20     | 5.20           | 100       | 1996    | 1996        | 3 | 73     | 2,912           |       |
| 3   | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 74.00  | SF | 6.50     | 6.50           | 100       | 1996    | 1996        | 3 | 73     | 351             |       |
| 4   | 0861       | POOL GUNIT  | 0 100   | 0 | 0 | 200.00 | SF | 85.00    | 85.00          | 100       | 2011    | 2011        | 3 | 68     | 11,560          |       |
| 5   | 0911       | SCRN RM A   | 0 100   | 0 | 0 | 544.00 | SF | 17.50    | 17.50          | 100       | 2011    | 2011        | 3 | 55     | 5,236           |       |
| 6   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 452.00 | SF | 7.00     | 7.00           | 100       | 2011    | 2011        | 3 | 93     | 2,943           |       |
| 7   | 0871       | POOL HTR R  | 0 100   | 0 | 0 | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 2011    | 2011        | 3 | 55     | 1,100           |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 26,902   |     |      |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 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     |

|             |            |    |     |              |      |                   |         |         |   |               |   |         |         |                           |
|-------------|------------|----|-----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|---------------------------|
| REVIEW DATE | 05/10/2019 | BY | DJA | Total Acres: | 0.00 | Total Land Value: | 198,000 | Market: | 0 | Agricultural: | 0 | Common: | 198,000 | PRINTED 08/02/2023 BY SYS |
|-------------|------------|----|-----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|---------------------------|

| NASSAU COUNTY PROPERTY    |  |  |  | PAGE 1 of 1 |  |  |  |
|---------------------------|--|--|--|-------------|--|--|--|
| VALUATION SUMMARY         |  |  |  | STANDARD    |  |  |  |
| Tax Group: 8              |  |  |  | Tax Dist:   |  |  |  |
| BUILDING MARKET VALUE     |  |  |  | 181,863     |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 26,902      |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  | 198,000     |  |  |  |
| TOTAL MARKET VALUE        |  |  |  | 406,765     |  |  |  |
| SOH/AGL Deduction         |  |  |  | 180,846     |  |  |  |
| ASSESSED VALUE            |  |  |  | 225,919     |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  | 50,000      |  |  |  |
| BASE TAXABLE VALUE        |  |  |  | 175,919     |  |  |  |
| TOTAL JUST VALUE          |  |  |  | 406,765     |  |  |  |
| NCON VALUE                |  |  |  | 0           |  |  |  |
| INCOME VALUE              |  |  |  |             |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 365,481     |  |  |  |

|            |             |         |            |
|------------|-------------|---------|------------|
| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
| B1803248   | WINDOWS     | 11,200  | 03/29/2018 |
| B24581     | ADDITION    | 9,960   | 04/01/2011 |
| B9703721   | ADDITION    | 5,000   | 01/01/1997 |
| B9502212   | NEW CONSTR  | 116,700 | 09/01/1995 |

| SALES DATA        |           |           |                    |
|-------------------|-----------|-----------|--------------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U / V I / RSN CD |
| 1900/1074         | 1/31/2014 | WD Q      | I 02               |
| 257,500           |           |           |                    |

| SALES DATA                    |           |              |        |        |           |               |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1900/1074                     | 1/31/2014 | WD           | Q      | I      | 02        | 257,500       |
| GRANTOR: HARPER DAVID O & ANN |           |              |        |        |           |               |
| GRANTEE: HUMPHREYS BENJAMIN   |           |              |        |        |           |               |

| BUILDING NOTES                                                                                                                                                                                                                                                                                        |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                   |  |  |  |
| BAS=[YR=1996] W20 FSP=[YR=1997] N10 W16 PTO=[YR=1997] W8 S8 E5 D2 R2 E1 N10 \$ S10 FOP=[YR=1996] S6 E16 N6 W16 \$ E16 \$ S6 W16 N6 W1 L2 U2 W5 D2 L2 W12 S40 E11 PTO=[YR=1996] S2 E27 FGR=[YR=1996] E20 N21 W20 S21 \$ N4 W12 FOP=[YR=1996] N3 W4 S3 E4\$ W15 S2\$ N2 E11 N3 E4 S3 E12 N17 E20 N21\$. |  |  |  |