LOT 19 IN OR 826/1856
EGANS BLUFF EAST PB 5/367

MANDRICK JOHN M & KRISTEN K
2638 CAPRICE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0019-0000

BUILDING CHARACTERISTICS

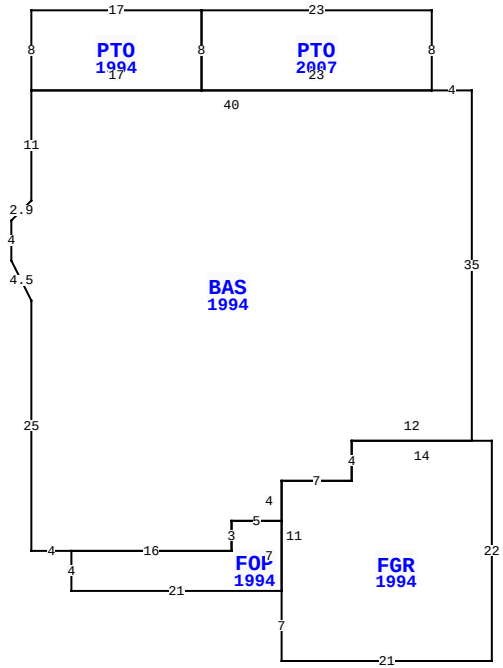
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,842	100	1,842	160,361
FGR	434	55	239	20,807
FOP	99	30	30	2,612
PTO	136	5	7	610
PTO	184	5	9	783
TOTALS	2,695		2,127	185,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,127	112.1610	101.23	215,316	1994	1994	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 1999 Heated Area: 1842 HX Base Yr 1999



2638 CAPRICE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		185,172
TOTAL MARKET OB/XF VALUE		21,107
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		404,279
SOH/AGL Deduction		197,923
ASSESSED VALUE		206,356
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,356
TOTAL JUST VALUE		404,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313460	ROOF	8,000	05/01/2013
B9805170	XFOB	11,400	07/01/1998
B98048	SWIM POOL	10,500	04/01/1998
B01017	NEW CONSTR	114,100	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0826/1856	3/19/1998	WD	Q	I		129,900
GRANTOR: OSBORNE WILLIAM KEITH						
GRANTEE: MANDRICK JOHN M & K						
0710/1165	8/04/1994	WD	Q	I		110,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: OSBORNE WILLIMA K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W4 PTO=[YR=2007] N8 W23 PTO=[YR=1994] W17 S8 E17 N8$ S8 E23$ W40 S11 L2 D2 S4 D4 R2 S25 E4 FOP=[YR=1994] S4 E21 FGR=[YR=1994] S7 E21 N22 W14 S4 W7 S11$ N7 W5 S3 W16$ E16 N3 E5 N4 E7 N4 E12 N35$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	995.00	SF	5.20	5.20	100	1994	1994	3	70	3,622	
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	1994	1994	3	70	218	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
4	0810	CONCRETE A	0	100	22	10	220.00	SF	6.50	6.50	100	1997	1997	3	75	1,073	
5	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	1998	1998	3	23	7,331	
6	0845	KOOL DECK	0	100	0	0	503.00	SF	7.25	7.25	100	1998	1998	3	77	2,808	
7	0910	SCRN RM L	0	100	40	28	1,120.00	SF	15.00	15.00	100	1998	1998	3	20	3,360	

LAND DESCRIPTION

TOTAL OB/XF 21,107

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

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