



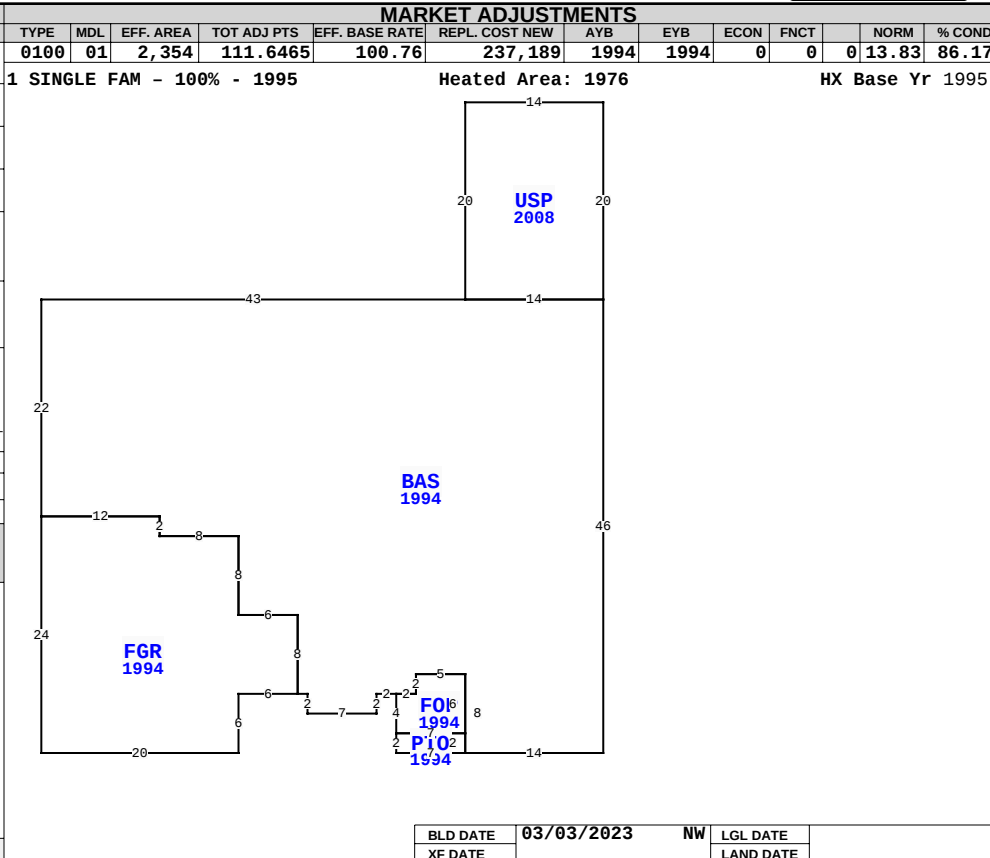
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,976	100	1,976	171,566
FGR	512	55	282	24,484
FOP	38	30	11	955
PTO	14	5	1	87
USP	280	30	84	7,293
TOTALS	2,820		2,354	204,386

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	0811	CONCRETE B	0	100	0	0	972.00	SF	5.20	5.20	100	1994	1994	3	70	3,538	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	1994	1994	3	70	355	
3	0910	SCRN RM L	0	100	36	36	1,296.00	SF	15.00	15.00	100	1995	1995	3	20	3,888	
4	0861	POOL GUNIT	0	100	0	0	355.00	SF	85.00	85.00	100	1994	1994	3	20	6,035	
5	0845	KOOL DECK	0	100	0	0	802.00	SF	7.25	7.25	100	1994	1994	3	70	4,070	
6	0845	KOOL DECK	0	100	0	0	227.00	SF	7.25	7.25	100	1994	1994	3	70	1,152	
7	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1997	1997	3	75	488	
8	0810	CONCRETE A	0	100	0	0	216.00	SF	6.50	6.50	100	1997	1997	3	75	1,053	
9	0810	CONCRETE A	0	100	26	17	442.00	SF	6.50	6.50	100	1997	1997	3	75	2,155	
10	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	21	210	

LAND DESCRIPTION			TOTAL OB/XF 22,944														
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	LAND VALUE
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000



2658 CAPRICE LN, FERNANDINA BEACH

BLD DATE	03/03/2023	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,354	111.6465	100.76	237,189	1994	1994	0	0	0 13.83	86.17

1 SINGLE FAM - 100% - 1995

Heated Area: 1976

HX Base Yr 1995

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	
BUILDING MARKET VALUE	Tax Dist:	204,386
TOTAL MARKET OB/XF VALUE		23,424
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		407,810
SOH/AGL Deduction		210,140
ASSESSED VALUE		197,670
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,670
TOTAL JUST VALUE		407,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213043	REPAIR/RRF	9,270	08/01/2012
B9501781	XF08	10,404	03/01/1995
B9401432	SWIM POOL	8,000	12/01/1994
B9407723	NEW CONSTR	122,700	06/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0717/1436	11/07/1994	WD	Q	I	
GRANTOR: ATLANTIC BUILDERS INC					SALE PRICE
GRANTEE: MISIASZEK RALPH & C					
0704/0772	5/12/1994	WD	U	V	19
GRANTOR: MIDLAND GROUP					22,500
GRANTEE: ATLANTIC BUILDERS					

BUILDING NOTES

BUILDING DIMENSIONS
USP=[YR=2008] W14 S20 BAS=[YR=1994] W43 S22 FGR=[YR=1994] S24 E20 N6 E6 N8 W6 N8 W8 N2 W12\$ E12 S2 E8 S8 E6 S1 E2 E7 N2E2 FOP=[YR=1994] S4 PTO=[YR=1994] S2 E7 N2W\$ E7 N6 W5 S2 W2\$ E2 N2 E5 S8 E14 N46 W14 \$ E14 N20\$.

MISIASZEK RALPH & CATHERINE M
2658 CAPRICE LANE
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										8
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
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