LOT 8
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

CARTER ROBERT S & JOAN K L/E/
2537 CAPRICE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0008-0000

BUILDING CHARACTERISTICS

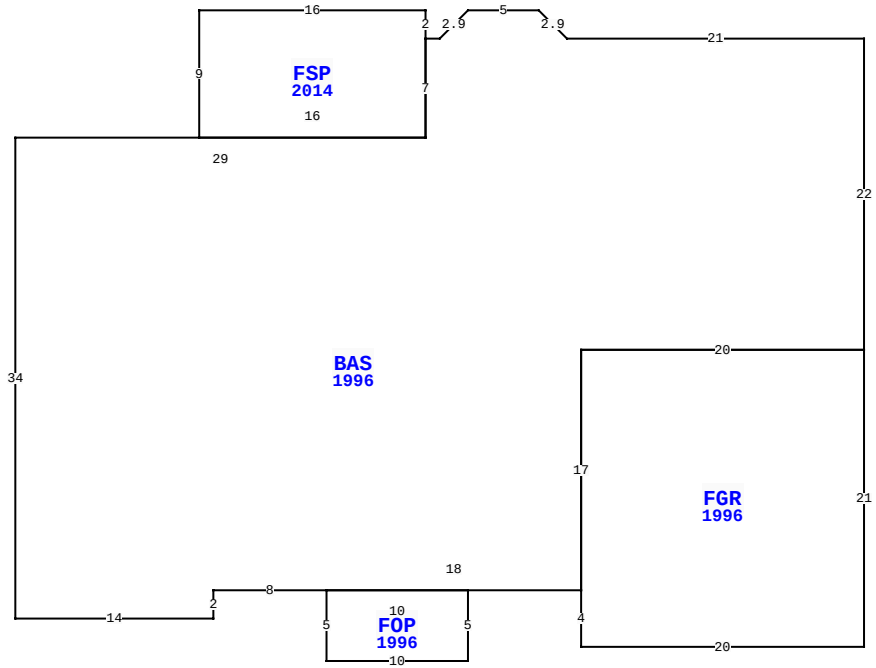
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,839	100	1,839	252,228
FGR	420	55	231	31,683
FOP	50	30	15	2,057
FSP	144	40	58	7,955
TOTALS	2,453		2,143	293,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,143	123.7446	154.68	331,479	1996	2000	0	0	0	11.33	88.67

1 SNGL FAM – 100% - 2023 Heated Area: 1839 HX Base Yr



2537 CAPRICE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		388,760
TOTAL MARKET OB/XF VALUE		43,608
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		612,368
SOH/AGL Deduction		116,692
ASSESSED VALUE		495,676
TOTAL EXEMPTION VALUE	13	495,676
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		612,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20217183	NEW CONSTR	62,156	08/01/2021
B9502214	NEW CONSTR	119,200	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/996	10/24/2023	LE	U	I	11	100
GRANTOR: CARTER ROBERT S & JOA						
GRANTEE: CARTER ALYCIA JEAN						
2285/0607	6/26/2019	WD	Q	I	01	360,000
GRANTOR: DANZEY MARK D & TRACY						
GRANTEE: CARTER ROBERT S & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W21 U2 L2 W5 D2 L2 W1 FSP=[YR=2014] N2 W16 S9 E16 N7$ S7W29 S34 E14 N2 E8 FOP=[YR=1996] S5 E10 N5 W10$ E18 FGR=[YR=1996] S4 E20 N21W20 S17$ N17 E20 N22$.

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	0855	CONC PAVER	0	100	0	0	2,076.00	SF	10.00	10.00	100	2022	2022	3	100	20,760	
2	0855	CONC PAVER	0	100	0	0	1,225.00	SF	10.00	10.00	100	2022	2022	3	100	12,250	
3	0855	CONC PAVER	0	100	0	0	360.00	SF	7.00	7.00	100	2004	2004	3	84	2,117	
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2022	2022	3	97	5,820	
5	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2022	2022	3	99	2,661	

LAND DESCRIPTION

TOTAL OB/XF 43,608

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	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/17/2022 BY HS Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS

LOT 8
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

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2537 CAPRICE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

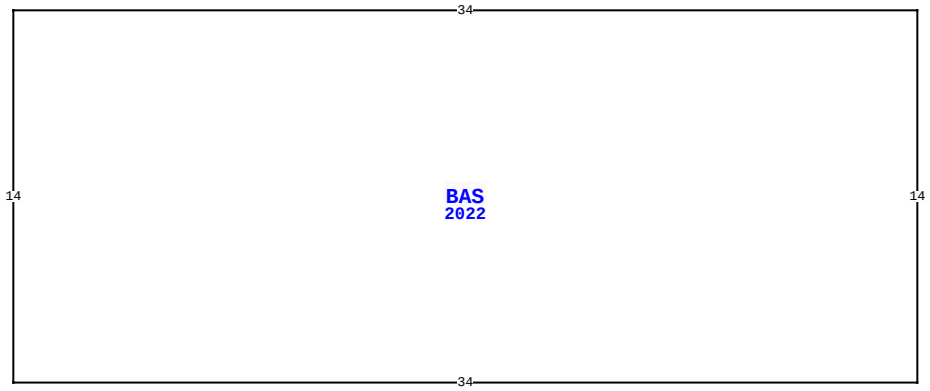
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	476	100	476	94,838
TOTALS	476		476	94,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	476	159.3900	199.24	94,838	2022	2022	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 2023 Heated Area: 476 HX Base Yr



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2537 CAPRICE LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

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TOTAL EXEMPTION VALUE	13	495,676
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		612,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,239

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SALES DATA

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2285/0607	6/26/2019	WD	Q	I	01	360,000
GRANTOR: DANZEY MARK D & TRACY						
GRANTEE: CARTER ROBERT S & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W34 S14 E34 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/17/2022 BY HS Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS