LOT 10
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

SANCHEZ CATALINA & JUAN C
172 SCHRAALENBURG RD
HARRINGTON PARK, NJ 07640

2024

00-00-30-021E-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

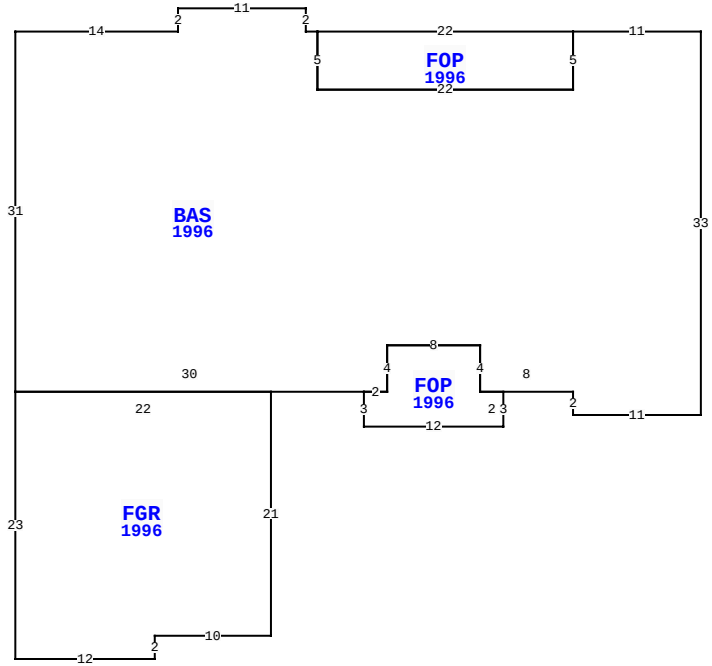
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,731	100	1,731	231,323
FGR	486	55	267	35,681
FOP	68	30	20	2,673
FOP	110	30	33	4,410
TOTALS	2,395		2,051	274,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,051	121.9414	152.43	312,634	1996	1998	0	0	0	12.33	87.67

1 SNGL FAM – 0% - 0 Heated Area: 1731 HX Base Yr



2517 CAPRICE LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	274,086
TOTAL MARKET OB/XF VALUE	16,641
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	470,727
SOH/AGL Deduction	54,389
ASSESSED VALUE	416,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	416,338
TOTAL JUST VALUE	470,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121252	ROOF	14,990	06/25/2012
B9603456	SWIM POOL	10,100	11/01/1996
B9603179	NEW CONSTR	69,568	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/1215	6/24/2021	WD	Q	I	01	375,000
GRANTOR: FELIX TERRI L & KEVIN						
GRANTEE: SANCHEZ CATALINA &						
2404/0378	10/26/2020	PR	U	I	19	100
GRANTOR: FELIX TERRI L & KEVIN						
GRANTEE: FELIX TERRI L & KEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W11 FOP=[YR=1996] W22 S5 E22 N5 $ S5 W22 N5 W1 N2 W11 S2 W14 S31 FGR=[YR=1996] S23 E12 N2 E10 N21 W22 $ E30 FOP=[YR=1996] S3 E12 N3W2 N4 W8 S4 W2 $ E2 N4 E8 S4 E8 S2 E11 N33 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0811	CONCRETE B	0	0	0	0	676.00	SF	5.20	5.20	100	1996	1996	3	72	2,531	
3	0861	POOL GUNIT	0	0	0	0	401.00	SF	85.00	85.00	100	1996	1996	3	20	6,817	
4	0845	KOOL DECK	0	0	0	0	664.00	SF	7.25	7.25	100	1996	1996	3	72	3,466	
5	0476	VF 6 SBPL	0	0	0	0	40.00	LF	32.00	32.00	100	2012	2012	3	83	1,062	

LAND DESCRIPTION

TOTAL OB/XF 16,641

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	0	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS