LOT 11
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

MORROW ROBERT F
2511 CAPRICE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0011-0000

BUILDING CHARACTERISTICS

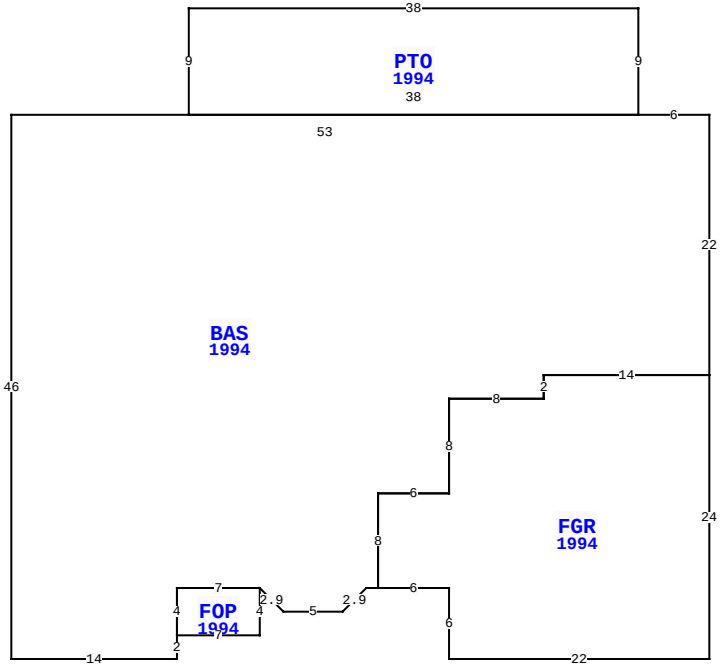
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,030	100	2,030	261,504
FGR	560	55	308	39,676
FOP	28	30	8	1,030
PTO	342	5	17	2,190
TOTALS	2,960		2,363	304,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,363	118.2223	147.78	349,204	1994	1997	0	0	0	12.83	87.17

1 SNGL FAM – 100% - 1995 Heated Area: 2030 HX Base Yr 1995



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

2511 CAPRICE LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		304,401
TOTAL MARKET OB/XF VALUE		15,103
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		499,504
SOH/AGL Deduction		290,123
ASSESSED VALUE		209,381
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,381
TOTAL JUST VALUE		499,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002708	ADDITION	9,580	04/01/2022
B9703915	XFOB	3,264	05/01/1997
B9501997	SWIM POOL	8,500	06/01/1995
B9401311	NEW CONSTR	122,800	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1804/1376	7/18/2012	QC	U	I	11	100
GRANTOR: MORROW JACQUELINE ANN						
GRANTEE: MORROW ROBERT F						
0721/0132	12/30/1994	WD	Q	I		121,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MORROW ROBERT F & J						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,194.00	SF	4.00	4.00	100	1994	1994	3	68	3,248	
2	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	1994	1994	3	68	385	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1994	1994	3	68	40	
4	0861	POOL GUNIT	0	100	26	12	312.00	SF	85.00	85.00	100	1995	1995	3	20	5,304	
5	0845	KOOL DECK	0	100	0	0	980.00	SF	7.25	7.25	100	1995	1995	3	70	4,974	
6	0940	SHEDS/PORT	0	100	0	0	192.00	SF	30.00	30.00	100	1997	1997	3	20	1,152	

BUILDING DIMENSIONS

BAS=[YR=1994] W6 PTO=[YR=1994] N9 W38 S9 E38$ W53 S46 E14 N2
FOP=[YR=1994] E7 N4 W7 S4$ N4 E7 D2 R2 E5 U2 R2 E1
FGR=[YR=1994] E6 S6 E22 N24 W14 S2 W8 S8 W6 S8$ N8 E6 N8 E8
N2 E14 N22$.

LAND DESCRIPTION

TOTAL OB/XF 15,103

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 05/05/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS