

LOT 17
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

HUMPHREYS BENJAMIN
2614 CAPRICE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
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		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
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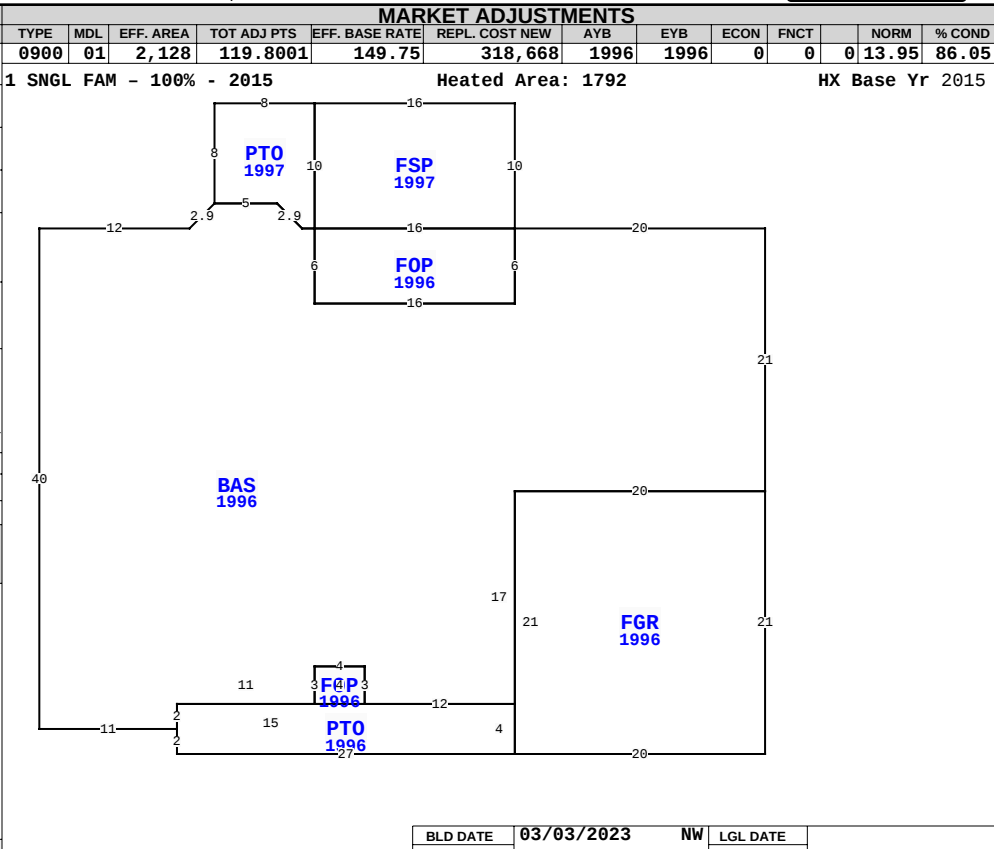
NEIGHBORHOOD/LOC	2026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	230,917
FGR	420	55	231	29,766
FOP	12	30	4	515
FOP	96	30	29	3,737
FSP	160	40	64	8,247
PTO	108	5	5	645
PTO	68	5	3	386
TOTALS	2,656		2,128	274,214

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0811	CONCRETE B	0 100	0	0	767.00	SF	5.20	5.20	100	1996	1996	3	72	2,872	
3	0810	CONCRETE A	0 100	0	0	74.00	SF	6.50	6.50	100	1996	1996	3	72	346	
4	0861	POOL GUNIT	0 100	0	0	200.00	SF	85.00	85.00	100	2011	2011	3	64	10,880	
5	0911	SCRN RM A	0 100	0	0	544.00	SF	17.50	17.50	100	2011	2011	3	50	4,760	
6	0855	CONC PAVER	0 100	0	0	452.00	SF	7.00	7.00	100	2011	2011	3	92	2,911	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	50	1,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C



2614 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 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		274,214	
TOTAL MARKET OB/XF VALUE		25,534	
TOTAL LAND VALUE - MARKET		198,000	
TOTAL MARKET VALUE		497,748	
SOH/AGL Deduction		265,051	
ASSESSED VALUE		232,697	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		182,697	
TOTAL JUST VALUE		497,748	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		406,765	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803248	WINDOWS	11,200	03/29/2018
B24581	ADDITION	9,960	04/01/2011
B9703721	ADDITION	5,000	01/01/1997
B9502212	NEW CONSTR	116,700	09/01/1995

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I
1900/1074	1/31/2014	WD Q	I 02
GRANTOR: HARPER DAVID O & ANN			
GRANTEE: HUMPHREYS BENJAMIN			
1643/0773	9/24/2009	TD Q	I 01
GRANTOR: KUMMER JOHN A & JULIE			
GRANTEE: GLAZIER DAVID O TRU			

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=1996] W20 FSP=[YR=1997] N10 W16 PTO=[YR=1997] W8 S8 E5 D2 R2 E1 N10 \$ S10 FOP=[YR=1996] S6 E16 N6 W16 \$ E16 \$ S6 W16 N6 W1 L2 U2 W5 D2 L2 W12 S40 E11 PTO=[YR=1996] S2 E27 FGR=[YR=1996] E20 N21 W20 S21 \$ N4 W12 FOP=[YR=1996] N3 W4 S3 E4\$ W15 S2\$ N2 E11 N3 E4 S3 E12 N17 E20 N21\$.			

TOTAL OB/XF									
25,534									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	RSF-2	0.00	0.00	1.00