

LOT 19
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

MANDRICK JOHN M & KRISTEN K
2638 CAPRICE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		4 100
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	1,842	100	1,842	241,827
FGR	434	55	239	31,377
FOP	99	30	30	3,939
PTO	136	5	7	919
PTO	184	5	9	1,182

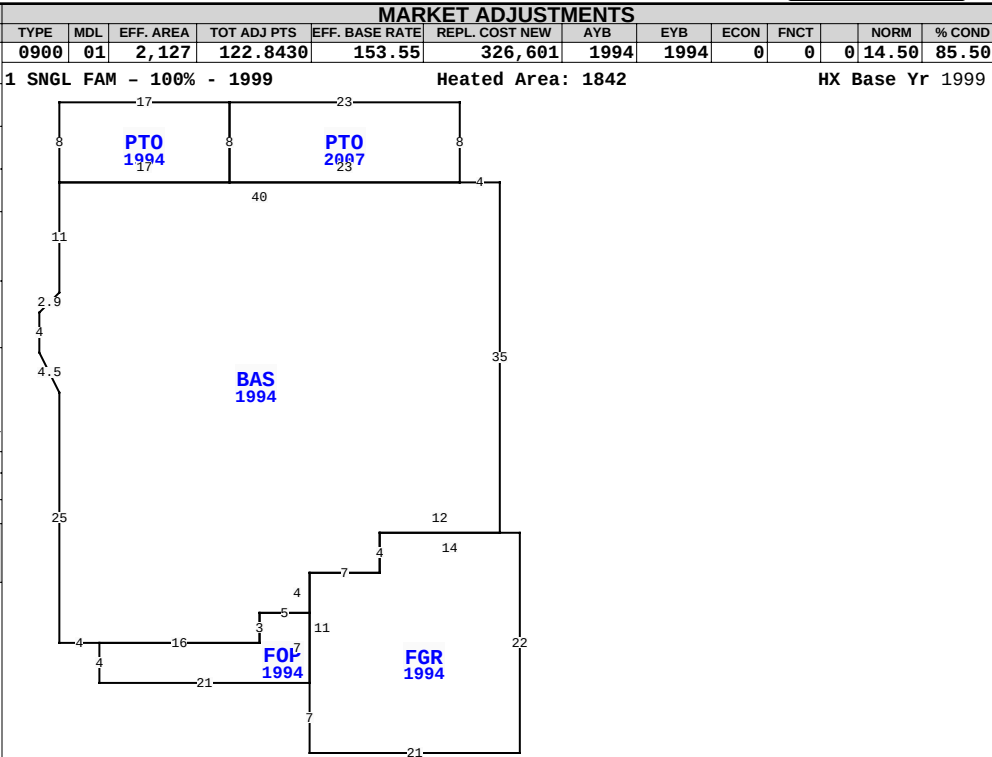
TOTALS	2,695		2,127	279,244
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	995.00	SF	5.20	5.20	100	1994	1994	3	68	3,518	
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	1994	1994	3	68	212	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
4	0810	CONCRETE A	0	100	22	10	220.00	SF	6.50	6.50	100	1997	1997	3	73	1,044	
5	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	1998	1998	3	21	6,694	
6	0845	KOOL DECK	0	100	0	0	503.00	SF	7.25	7.25	100	1998	1998	3	75	2,735	
7	0910	SCRN RM L	0	100	40	28	1,120.00	SF	15.00	15.00	100	1998	1998	3	20	3,360	

LAND DESCRIPTION				
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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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							



2638 CAPRICE LN, FERNANDINA BEACH

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

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

TOTAL OB/XF				
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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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		279,244
TOTAL MARKET OB/XF VALUE		20,223
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		497,467
SOH/AGL Deduction		284,920
ASSESSED VALUE		212,547
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,547
TOTAL JUST VALUE		497,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313460	ROOF	8,000	05/01/2013
B9805170	XF0B	11,400	07/01/1998
B98048	SWIM POOL	10,500	04/01/1998
B01017	NEW CONSTR	114,100	05/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0826/1856	3/19/1998	WD Q	I		
GRANTOR: OSBORNE WILLIAM KEITH					
GRANTEE: MANDRICK JOHN M & K					
0710/1165	8/04/1994	WD Q	I		
GRANTOR: ATLANTIC BUILDERS					
GRANTEE: OSBORNE WILLIMA K &					

BUILDING NOTES				
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BUILDING DIMENSIONS				
BAS=[YR=1994] W4 PTO=[YR=2007] N8 W23 PTO=[YR=1994] W17 S8				
E17 N8\$ S8 E23\$ W40 S11 L2 D2 S4 D4 R2 S25 E4				
FOP=[YR=1994] S4 E21 FGR=[YR=1994] S7 E21 N22 W14 S4 W7 S11\$				
N7 W5 S3 W16\$ E16 N3 E5 N4 E7 N4 E12 N35\$.				