LOT 29
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

ENNIS LIVING TRUST/ENNIS GLENDA TRUSTEE
2536 CAPRICE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

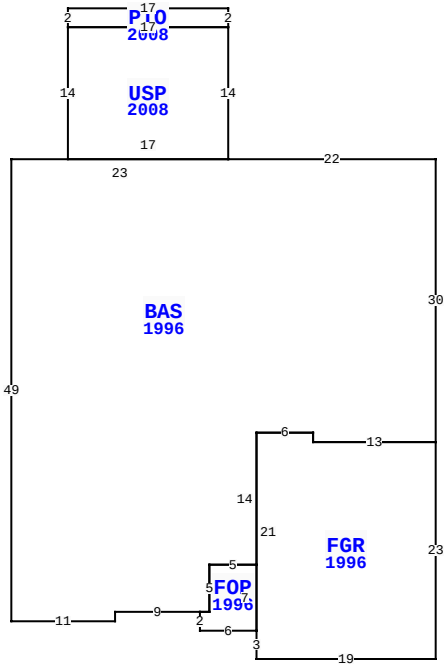
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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
NEIGHBORHOOD/LOC	2026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100	1,798	238,192
FGR	443	55	244	32,324
FOP	37	30	11	1,457
PTO	34	5	2	265
USP	238	30	71	9,405
TOTALS	2,550		2,126	281,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,126	122.1668	152.71	324,661	1996	1996	0	0	0	13.25	86.75

1 SNGL FAM – 0% - 0 Heated Area: 1798 HX Base Yr



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

2521 LE SABRE PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	281,643
TOTAL MARKET OB/XF VALUE	5,896
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	467,539
SOH/AGL Deduction	99,422
ASSESSED VALUE	368,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,117
TOTAL JUST VALUE	467,539
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602936	NEW CONSTR	86,105	05/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2162/1905	12/06/2017	WD	U	I	11	100
GRANTOR: SUHR PHILLIP N & DEBO						
GRANTEE: ENNIS LIVING TRUST						
1366/1882	11/14/2005	WD	Q	I		300,000
GRANTOR: WILLIAMS DAWN N						
GRANTEE: SUHR PHILLIP N & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W22 USP=[YR=2008] N14 PTO=[YR=2008] N2 W17 S2 E17$ W17 S14 E17$ W23 S49 E11 N1 E9 FOP=[YR=1996] S2 E6 FGR=[YR=1996] S3 E19 N23 W13 N1 W6 S21 $ N7 W5 S5 W1 $ E1 N5 E5 N14 E6 S1 E13 N30 $.

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	735.00	SF	5.20	5.20	100	1996	1996	3	72	2,752	
3	0810	CONCRETE A	0	0	0	0	81.00	SF	6.50	6.50	100	1996	1996	3	72	379	

LAND DESCRIPTION

TOTAL OB/XF 5,896

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 12/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS