

LOTS 3 & 4
IN OR 2164/1282
R/P OF OUTLOT 44 S/D DBK A6/32

CAPLES SUSAN L L/E/
1617 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0044-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	14	WD SHINGLE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

NEIGHBORHOOD/LOC	1012.00
------------------	---------

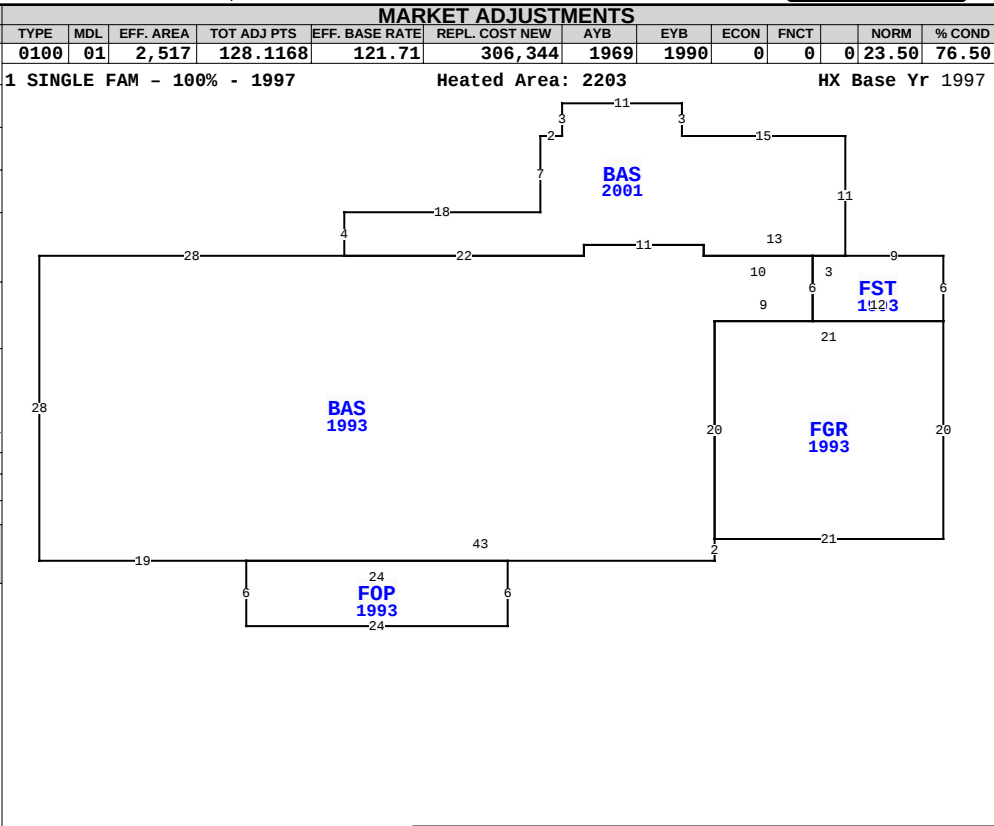
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,801	100	1,801	167,688
BAS	402	100	402	37,429
FGR	420	55	231	21,508
FOP	144	30	43	4,004
FST	72	55	40	3,724

TOTALS	2,839		2,517	234,353
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1969
2	0810	CONCRETE A	0 100	0	0	840.00	SF	6.50	6.50	100	1969
3	0825	BRICK	0 100	2	24	48.00	SF	12.50	12.50	100	1969
4	0801	ASPHALT A	0 100	0	0	1,025.00	SF	3.00	3.00	100	1969
5	0861	POOL GUNIT	0 100	15	36	540.00	SF	85.00	85.00	100	1997
6	0845	KOOL DECK	0 100	0	0	630.00	SF	7.25	7.25	100	1997
7	0830	FLAGSTONE	0 100	0	0	450.00	SF	12.00	12.00	100	2002
8	0825	BRICK	0 100	100	4	400.00	SF	12.50	12.50	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-1	156.00	162.00	156.00	FF	

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024
INC DATE		AG DATE	MLU

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1969	1969	3	30.4	608	
2	0810	CONCRETE A	0 100	0	0	840.00	SF	6.50	6.50	100	1969	1969	3	20	1,092	
3	0825	BRICK	0 100	2	24	48.00	SF	12.50	12.50	100	1969	1969	3	54	324	
4	0801	ASPHALT A	0 100	0	0	1,025.00	SF	3.00	3.00	100	1969	1969	3	50	1,538	
5	0861	POOL GUNIT	0 100	15	36	540.00	SF	85.00	85.00	100	1997	1997	3	20	9,180	
6	0845	KOOL DECK	0 100	0	0	630.00	SF	7.25	7.25	100	1997	1997	3	73	3,334	
7	0830	FLAGSTONE	0 100	0	0	450.00	SF	12.00	12.00	100	2002	2002	3	82	4,428	
8	0825	BRICK	0 100	100	4	400.00	SF	12.50	12.50	100	2002	2002	3	95	4,750	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-1	156.00	162.00	156.00	FF	

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
2											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE											
234,353											
TOTAL MARKET OB/XF VALUE											
25,254											
TOTAL LAND VALUE - MARKET											
408,845											
TOTAL MARKET VALUE											
668,452											
SOH/AGL Deduction											
381,648											
ASSESSED VALUE											
286,804											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
236,804											
TOTAL JUST VALUE											
668,452											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
556,670											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003649	ADDITION	80,000	08/08/2000
9701B	SWIM POOL	15,000	03/26/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2164/1282	12/14/2017	WD	U	I	11	100	
GRANTOR: CAPLES DAVID J & SUSA							
GRANTEE: CAPLES DAVID J & SU							
0679/1046	4/23/1993	WD	Q	I		117,500	
GRANTOR: MENCACCY ELIZABETH							
GRANTEE: CAPLES DAVID & SUSA							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FST=[YR=1993] W9 BAS=[YR=2001] N11 W15 N3 W11 S3 W2 S7 W18 S4											
BAS=[YR=1993] W 28 S28 E19 FOP=[YR=1993] S6 E24 N6 W 24\$ E43											
N2 FGR=[YR=1993] E21 N20 W21 S20\$ N20 E9 N6 W10 N1 W11 S1											
W22\$ E22 N1 E11 S1 E13\$ W3 S6 E12 N6\$.											