

LOT 8  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

CARTER ROBERT S & JOAN K L/E/  
2537 CAPRICE LANE  
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0008-0000



| 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            | 11 | CLAY TILE 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,839            | 100         | 1996 | 1,839        | 258,839              |
| FGR       | 420              | 55          | 1996 | 231          | 32,514               |
| FOP       | 50               | 30          | 1996 | 15           | 2,111                |
| FSP       | 144              | 40          | 2014 | 58           | 8,164                |

TOTALS 2,453 2,143 301,628

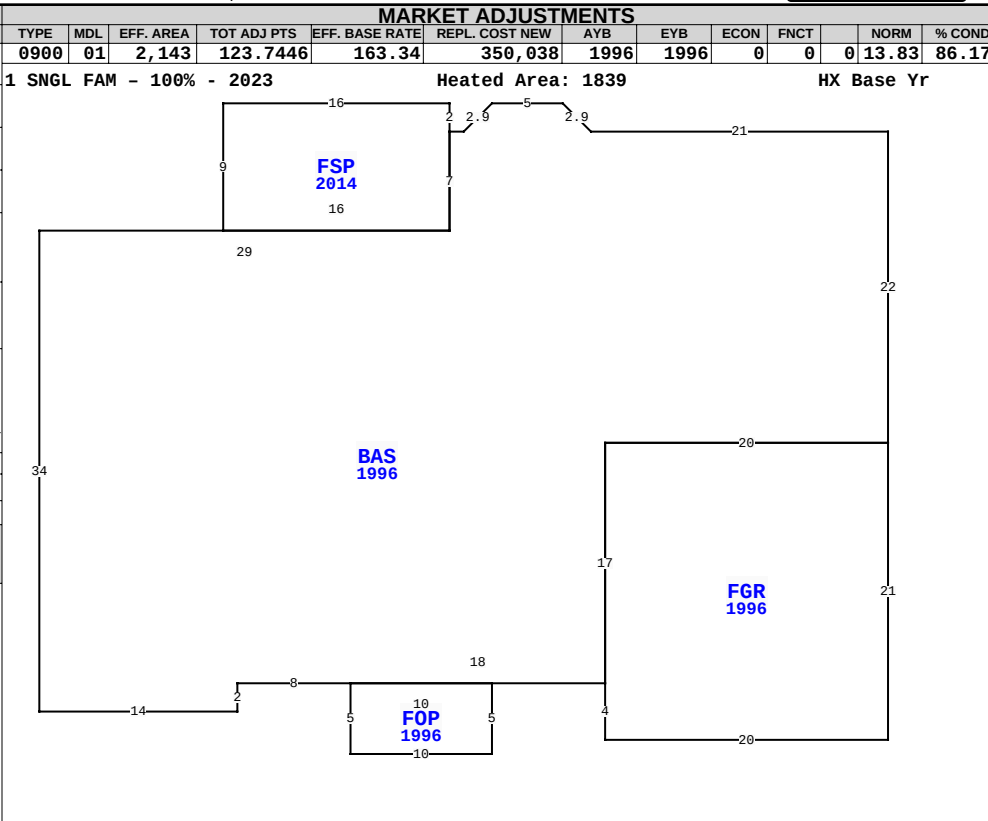
EXTRA FEATURES

| 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   | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 2,076.00 | SF | 10.00 | 10.00          | 100       | 2022    | 2022        | 3 | 99     | 20,552          |       |
| 2   | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 1,225.00 | SF | 10.00 | 10.00          | 100       | 2022    | 2022        | 3 | 99     | 12,128          |       |
| 3   | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 360.00   | SF | 7.00  | 7.00           | 100       | 2004    | 2004        | 3 | 83     | 2,092           |       |
| 4   | 0940       | SHEDS/PORT  | 0   | 100 | 10 | 20 | 200.00   | SF | 30.00 | 30.00          | 100       | 2022    | 2022        | 3 | 93     | 5,580           |       |
| 5   | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0  | 84.00    | LF | 32.00 | 32.00          | 100       | 2022    | 2022        | 3 | 98     | 2,634           |       |

LAND DESCRIPTION

| 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   | 000100   | C   | RES                  | 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 05/17/2022 BY HS



2537 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 2 |  | 8        |
|---------------------------|--|--|--|-----------|-------------|--|----------|
| VALUATION SUMMARY         |  |  |  |           |             |  |          |
| VALUATION BY              |  |  |  |           |             |  | STANDARD |
| Tax Group: 8              |  |  |  | Tax Dist: |             |  |          |
| BUILDING MARKET VALUE     |  |  |  | 401,273   |             |  |          |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 42,986    |             |  |          |
| TOTAL LAND VALUE - MARKET |  |  |  | 180,000   |             |  |          |
| TOTAL MARKET VALUE        |  |  |  | 624,259   |             |  |          |
| SOH/AGL Deduction         |  |  |  | 114,208   |             |  |          |
| ASSESSED VALUE            |  |  |  | 510,051   |             |  |          |
| TOTAL EXEMPTION VALUE     |  |  |  | 13        | 510,051     |  |          |
| BASE TAXABLE VALUE        |  |  |  | 0         |             |  |          |
| TOTAL JUST VALUE          |  |  |  | 624,259   |             |  |          |
| NCON VALUE                |  |  |  | 0         |             |  |          |
| INCOME VALUE              |  |  |  |           |             |  |          |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 612,368   |             |  |          |
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Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS

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FERNANDINA BEACH, FL 32034

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