LOT 9
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

AMENEIRO JENNY
2525 CAPRICE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

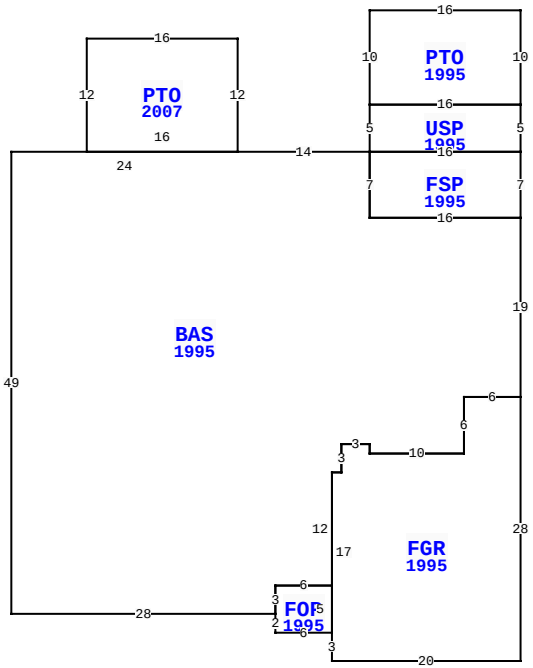
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	2026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	1995	2,139	280,131
FGR	477	55	1995	262	34,313
FOP	30	30	1995	9	1,179
FSP	112	40	1995	45	5,893
PTO	160	5	1995	8	1,048
PTO	192	5	2007	10	1,310
USP	80	30	1995	24	3,143
TOTALS	3,190			2,497	327,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,497	115.8096	152.87	381,716	1995	1995	0	0	0	14.33	85.67

1 SNGL FAM – 100% - 2020 Heated Area: 2139 HX Base Yr 2020



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

2525 CAPRICE LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		327,016
TOTAL MARKET OB/XF VALUE		2,947
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		509,963
SOH/AGL Deduction		320,654
ASSESSED VALUE		189,309
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,587
TOTAL JUST VALUE		509,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20744	REMODEL	14,542	11/01/2007
B9401501	NEW CONSTR	118,900	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/1304	10/19/2022	QC	U	I	11	100
GRANTOR: FERNANDEZ FRANK						
GRANTEE: AMENEIRO JENNY						
2278/1723	5/28/2019	WD	Q	I	01	380,000
GRANTOR: FITCH MATTHEW JOHN						
GRANTEE: AMENEIRO JENNY & FR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] W16 S10 USP=[YR=1995] S5 FSP=[YR=1995] S7 E16 N7 W16$BAS=[YR=1995] W14 PTO=[YR=2007] N12 W16 S12 E16$ W24 S49 E28 FOP=[YR=1995] S2 E6 FGR=[YR=1995] S3 E20 N28 W6 S6 W10 N1 W3 S3 W1 S17 $ N5 W6 S3 $ N3 E6 N12 E1 N3 E3 S1 E10 N6 E6 N19 W16 N7 $ E16 N5 W16 $ E16 N10 $.

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	0811	CONCRETE B	0	100	44	18	792.00	SF	5.20	5.20	100	1995	1995	3	68	2,801	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	1995	1995	3	68	146	

LAND DESCRIPTION

TOTAL OB/XF 2,947

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	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 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS