

LOT 11
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

MORROW ROBERT F
2511 CAPRICE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0011-0000



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	08	SHT VINYL 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	2,030	100	1994	2,030	269,803
FGR	560	55	1994	308	40,935
FOP	28	30	1994	8	1,063
PTO	342	5	1994	17	2,260

TOTALS 2,960 2,363 314,061

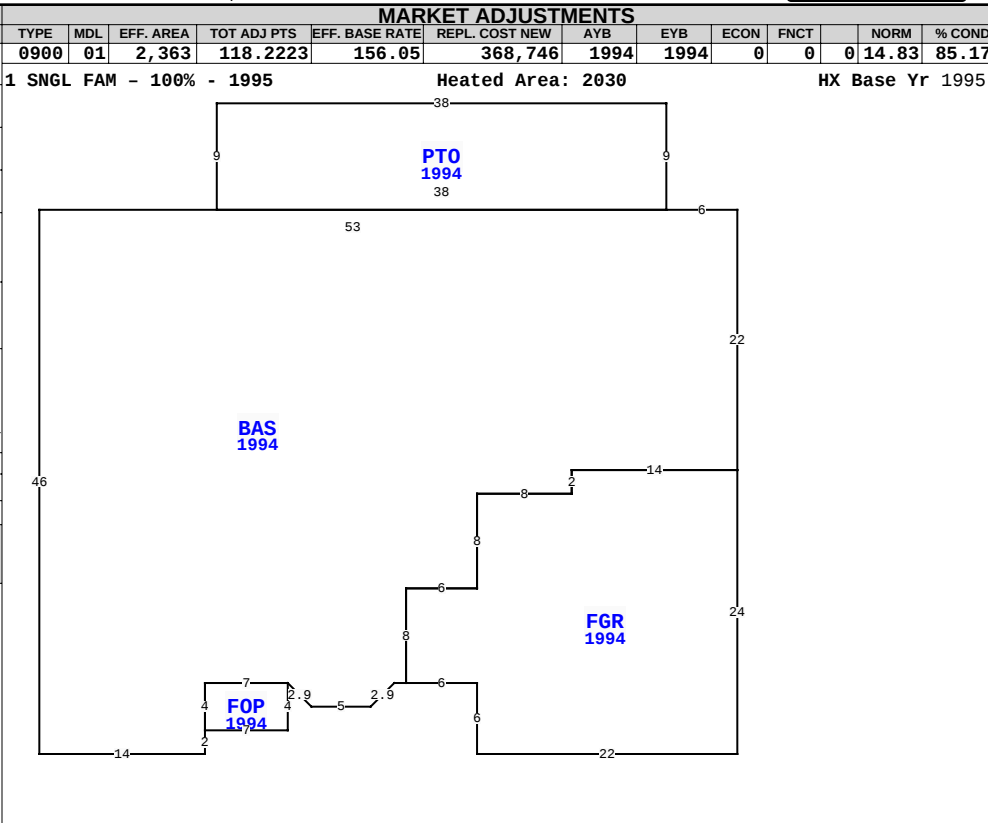
EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	1,194.00	SF	4.00	4.00	100	1994	1994	3	66	3,152	
2	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	1994	1994	3	66	373	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1994	1994	3	66	39	
4	0861	POOL GUNIT	0	100	26	12	312.00	SF	85.00	85.00	100	1995	1995	3	20	5,304	
5	0845	KOOL DECK	0	100	0	0	980.00	SF	7.25	7.25	100	1995	1995	3	68	4,831	
6	0940	SHEDS/PORT	0	100	0	0	192.00	SF	30.00	30.00	100	1997	1997	3	20	1,152	

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 05/05/2020 BY DJA



2511 CAPRICE LN, FERNANDINA BEACH

TOTAL OB/XF 14,851																
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
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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							

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NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		314,061
TOTAL MARKET OB/XF VALUE		14,851
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		508,912
SOH/AGL Deduction		293,459
ASSESSED VALUE		215,453
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,731
TOTAL JUST VALUE		508,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002708	ADDITION	9,580	04/01/2022
B9703915	XFOB	3,264	05/01/1997
B9501997	SWIM POOL	8,500	06/01/1995
B9401311	NEW CONSTR	122,800	09/01/1994

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
1804/1376	7/18/2012	QC U I 11	100
GRANTOR: MORROW JACQUELINE ANN			
GRANTEE: MORROW ROBERT F			
0721/0132	12/30/1994	WD Q I	121,600
GRANTOR: ATLANTIC BUILDERS INC			
GRANTEE: MORROW ROBERT F & J			

BUILDING NOTES			
BAS=[YR=1994] W6 PTO=[YR=1994] N9 W38 S9 E38\$ W53 S46 E14 N2			
FOP=[YR=1994] E7 N4 W7 S4\$ N4 E7 D2 R2 E5 U2 R2 E1			
FGR=[YR=1994] E6 S6 E22 N24 W14 S2 W8 S8 W6 S8\$ N8 E6 N8 E8			
N2 E14 N22\$.			

BUILDING DIMENSIONS			
BAS=[YR=1994] W6 PTO=[YR=1994] N9 W38 S9 E38\$ W53 S46 E14 N2			
FOP=[YR=1994] E7 N4 W7 S4\$ N4 E7 D2 R2 E5 U2 R2 E1			
FGR=[YR=1994] E6 S6 E22 N24 W14 S2 W8 S8 W6 S8\$ N8 E6 N8 E8			
N2 E14 N22\$.			

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FOP=[YR=1994] E7 N4 W7 S4\$ N4 E7 D2 R2 E5 U2 R2 E1			
FGR=[YR=1994] E6 S6 E22 N24 W14 S2 W8 S8 W6 S8\$ N8 E6 N8 E8			
N2 E14 N22\$.			

Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS