LOT 12
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

MUNGO WILLIAM F III REVOC LVG TRUST/MUNGO WILLIAM
2500 CAPRICE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

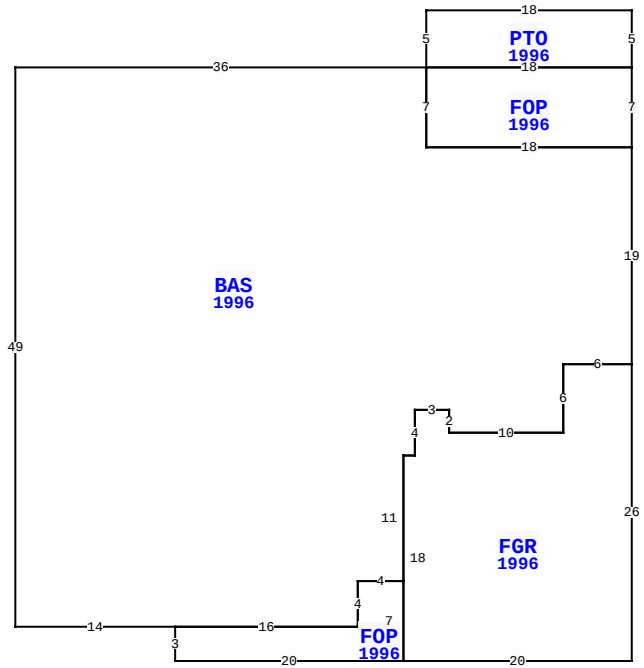
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,124	100	1996	2,124	295,917
FGR	440	55	1996	242	33,715
FOP	76	30	1996	23	3,205
FOP	126	30	1996	38	5,294
PTO	90	5	1996	4	557
TOTALS	2,856			2,431	338,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,431	125.5478	165.72	402,865	1996	1996	0	0	0	15.93	84.07

1 SNGL FAM – 100% - 2015 Heated Area: 2124 HX Base Yr 2015



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

2500 CAPRICE LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		338,689
TOTAL MARKET OB/XF VALUE		15,597
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		534,286
SOH/AGL Deduction		285,372
ASSESSED VALUE		248,914
TOTAL EXEMPTION VALUE	HX HB WR DX	60,722
BASE TAXABLE VALUE		188,192
TOTAL JUST VALUE		534,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805037	XFOB	6,722	06/01/1998
B9804908	SWIM POOL	11,000	04/01/1998
B9502287	NEW CONSTR	129,689	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1916/0778	4/30/2014	WD	Q	I	02	269,000
GRANTOR: KEHLER MARIE S						
GRANTEE: MUNGO WILLIAM FRANC						
0981/1835	4/18/2001	WD	Q	I		190,000
GRANTOR: BOWLES DAVID MICHAEL						
GRANTEE: KEHLER JAMES D & MA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1996] W18 S5 BAS=[YR=1996] W36 S49 E14 FOP=[YR=1996] S3 E20 FGR=[YR=1996] E20 N26 W6 S6 W10 N2 W3 S4 W1 S18 $ N7 W4 S4 W16 $ E16 N4 E4 N11 E1 N4 E3 S2 E10 N6 E6 N19 W18 N7$ FOP=[YR=1996] S7 E18 N7 W18 $ E18 N5 $.

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	0	0	766.00	SF	5.20	5.20	100	1996	1996	3	70	2,788	
2	0810	CONCRETE A	0	100	0	0	52.00	SF	6.50	6.50	100	1996	1996	3	70	237	
3	0861	POOL GUNIT	0	100	0	0	383.00	SF	85.00	85.00	100	1998	1998	3	20	6,511	
4	0845	KOOL DECK	0	100	0	0	533.00	SF	7.25	7.25	100	1998	1998	3	73	2,821	
5	0910	SCRN RM L	0	100	0	0	1,080.00	SF	15.00	15.00	100	1998	1998	3	20	3,240	

LAND DESCRIPTION

TOTAL OB/XF 15,597

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