LOT 14
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

TAYLOR MICHAEL E & BONNIE M
2524 CAPRICE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

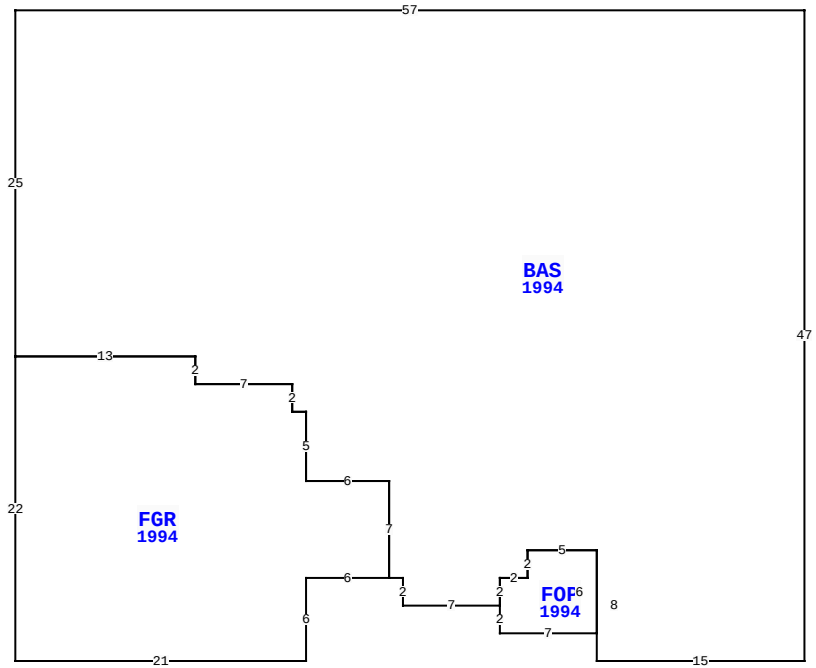
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,071	100	1994	2,071	291,232
FGR	486	55	1994	267	37,547
FOP	38	30	1994	11	1,546
TOTALS	2,595			2,349	330,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,349	128.4780	169.59	398,367	1994	1994	0	0	0	17.08	82.92

1 SNGL FAM – 100% - 1996 Heated Area: 2071 HX Base Yr 1996



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

2524 CAPRICE LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		330,326
TOTAL MARKET OB/XF VALUE		5,964
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		534,290
SOH/AGL Deduction		321,373
ASSESSED VALUE		212,917
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,195
TOTAL JUST VALUE		534,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19578	ADDITION	8,600	03/01/2007
B941046	NEW CONSTR	118,600	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0714/0805	9/20/1994	WD	Q	I		120,000
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: TAYLOR MICHAEL E &						
0702/1492	4/20/1994	WD	U	V	19	67,500
GRANTOR: MIDLAND GROUP						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

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	34	16	544.00	SF	5.20	5.20	100	1994	1994	3	66	1,867	
2	0810	CONCRETE A	0	100	0	0	124.00	SF	6.50	6.50	100	1994	1994	3	66	532	
3	0479	VF PICKET	0	100	0	0	234.00	LF	10.00	10.00	100	2004	2004	3	61	1,427	
4	0755	FSP	0	100	33	12	396.00	SF	20.00	20.00	100	2007	2007	3	27	2,138	

BUILDING DIMENSIONS

BAS=[YR=1994] W57 S25 FGR=[YR=1994] S22 E21 N6 E6 N7 W6 N5 W1 N2 W7 N2 W13 $ E13 S2 E7 S2 E1 S5 E6 S7 E1 S2 E7
FOP=[YR=1994] S2 E7 N6 W5 S2 W2 S2 $ N2 E2 N2 E5 S8 E15 N47 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,964

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	000134	C	RES POND	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							

REVIEW DATE 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS