

LOT 15  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

ENNIS GLENDA J LIVING TRUST/ENNIS GLENDA J TRUSTEE  
2536 CAPRICE LANE  
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0015-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 11 | CLAY TILE 20   |
| 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       | 1,653            | 100         | 1999 | 1,653        | 236,073              |
| FGR       | 436              | 55          | 1999 | 240          | 34,275               |
| FOP       | 36               | 30          | 1999 | 11           | 1,571                |
| FOP       | 144              | 30          | 1999 | 43           | 6,141                |
| PTO       | 16               | 5           | 1999 | 1            | 143                  |

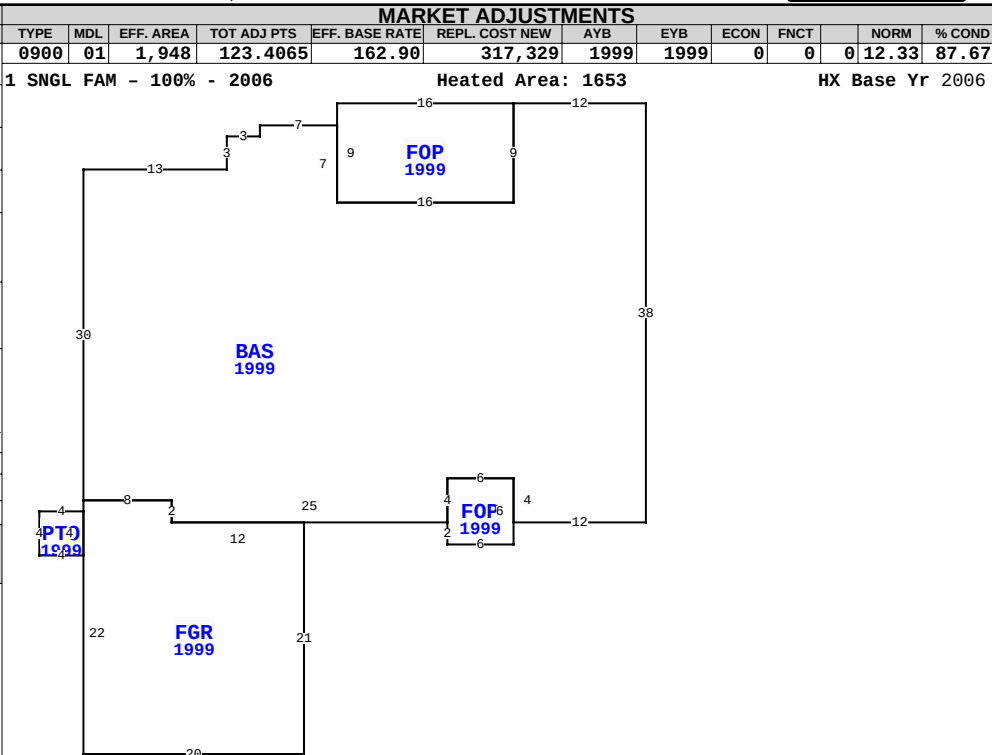
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,285 |  |  | 1,948 | 278,202 |
|--------|-------|--|--|-------|---------|

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   | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1999    | 1999        | 3 | 81     | 2,835           |       |
| 2   | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 1,807.00 | SF | 6.50     | 6.50           | 100       | 1999    | 1999        | 3 | 75     | 8,809           |       |
| 3   | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 410.00   | SF | 85.00    | 85.00          | 100       | 1999    | 1999        | 3 | 21     | 7,319           |       |
| 4   | 0845       | KOOL DECK   | 0   | 100 | 0 | 0 | 1,157.00 | SF | 7.25     | 7.25           | 100       | 1999    | 1999        | 3 | 75     | 6,291           |       |
| 5   | 1076       | TRELLIS A   | 0   | 100 | 9 | 5 | 45.00    | SF | 7.50     | 7.50           | 100       | 1999    | 1999        | 3 | 21     | 71              |       |
| 6   | 1076       | TRELLIS A   | 0   | 100 | 8 | 3 | 24.00    | SF | 7.50     | 7.50           | 100       | 1999    | 1999        | 3 | 21     | 38              |       |

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   | 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    |                             |      |         |      |     |    |        |



2536 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 1 | 8       |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY         |  |             |         |
| VALUATION BY              |  | STANDARD    |         |
| Tax Group: 8              |  | Tax Dist:   |         |
| BUILDING MARKET VALUE     |  | 278,202     |         |
| TOTAL MARKET OB/XF VALUE  |  | 25,363      |         |
| TOTAL LAND VALUE - MARKET |  | 198,000     |         |
| TOTAL MARKET VALUE        |  | 501,565     |         |
| SOH/AGL Deduction         |  | 283,558     |         |
| ASSESSED VALUE            |  | 218,007     |         |
| TOTAL EXEMPTION VALUE     |  | HX HB WX SX | 105,722 |
| BASE TAXABLE VALUE        |  | 112,285     |         |
| TOTAL JUST VALUE          |  | 501,565     |         |
| NCON VALUE                |  | 0           |         |
| INCOME VALUE              |  |             |         |
| PREVIOUS YEAR MKT VALUE   |  | 489,492     |         |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B985633    | SWIM POOL   | 12,500 | 12/01/1998 |
| B9804994   | NEW CONSTR  | 72,397 | 05/01/1998 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1499/0484         | 5/16/2007 | WD        | Q   | I   | 01     | 100        |

GRANTOR: ENNIS ROY D & GLENDA  
GRANTEE: ENNIS ROY D & GLEND  
1375/0570 12/20/2005 WD Q I 355,000  
GRANTOR: KELLEY MARY JO  
GRANTEE: ENNIS ROY D & GLEND

BUILDING NOTES

BUILDING DIMENSIONS  
BAS=[YR=1999] W12 FOP=[YR=1999] W16 S9 E16 N9 \$ S9 W16 N7  
W7 S1 W3 S3 W13 S30 FGR=[YR=1999] S1 PT0=[YR=1999] W4 S4 E4  
N4 \$ S22 E20 N21 W12 N2 W8 \$ E8 S2 E25 FOP=[YR=1999] S2 E6  
N6 W6 S4 \$ N4 E6 S4 E12 N38 \$ .