LOT 16
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

MORGAN FAMILY LIVING TRUST AMENDED & RESTATED/MORG
757 ARTHUR MOORE DR
GREEN COVE SPRINGS, FL 32043

2025

00-00-30-021E-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

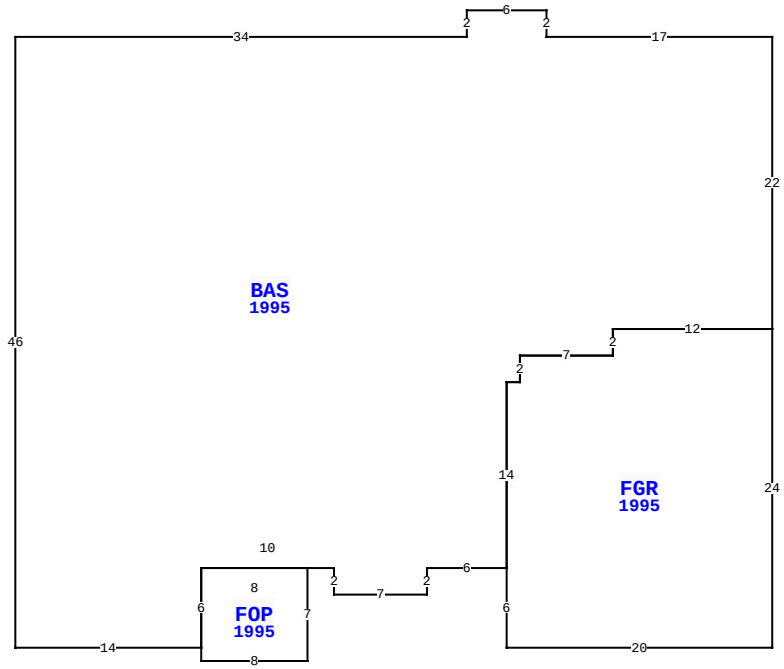
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,048	100	1995	2,048	286,675
FGR	462	55	1995	254	35,555
FOP	56	30	1995	17	2,380
TOTALS	2,566			2,319	324,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,319	123.5192	163.05	378,113	1995	1995	0	0	0	14.15	85.85

1 SNGL FAM – 0% - 2024 Heated Area: 2048 HX Base Yr



2548 CAPRICE LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	324,610
TOTAL MARKET OB/XF VALUE	36,157
TOTAL LAND VALUE - MARKET	198,000
TOTAL MARKET VALUE	558,767
SOH/AGL Deduction	0
ASSESSED VALUE	558,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	558,767
TOTAL JUST VALUE	558,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	544,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502000	SWIM POOL	14,000	06/01/1995
B9501684	NEW CONSTR	130,000	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2742/1905	10/11/2024	WD	U	I	11	100
GRANTOR: MORGAN GLENN ALAN						
GRANTEE: MORGAN FAMILY LIVIN						
2679/501	11/09/2023	WD	Q	I	01	710,000
GRANTOR: CRNKOVIC TRUST						
GRANTEE: MORGAN GLENN ALAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W17 N2 W6 S2 W34 S46 E14 FOP=[YR=1995] S1 E8 N7 W8 S6 $ N6 E10 S2 E7 N2 E6 FGR=[YR=1995] S6 E20 N24 W12 S2 W7 S2 W1 S14 $ N14 E1 N2 E7 N2 E12 N22 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	0	0	0	1,314.00	SF	4.00	4.00	100	1995	1995	3	68	3,574	
3	0810	CONCRETE A	0	0	54	3	162.00	SF	6.50	6.50	100	1995	1995	3	68	716	
4	0861	POOL GUNIT	0	0	0	0	334.00	SF	85.00	85.00	100	1995	1995	3	20	5,678	
5	0845	KOOL DECK	0	0	0	0	839.00	SF	7.25	7.25	100	1995	1995	3	68	4,136	
6	0910	SCRN RM L	0	0	0	0	1,293.00	SF	15.00	15.00	100	1995	1995	3	20	3,879	
7	0845	KOOL DECK	0	0	0	0	230.00	SF	7.25	7.25	100	1995	1995	3	68	1,134	
8	0479	VF PICKET	0	0	111	3	228.00	LF	10.00	10.00	100	2005	2005	3	64	1,459	
9	0476	VF 6 SBPL	0	0	104	6	624.00	LF	32.00	32.00	100	2005	2005	3	64	12,780	
10	0469	VF LATTIC	0	0	10	4	40.00	SF	5.50	5.50	100	2005	2005	3	64	141	

TOTAL OB/XF 36,157

LAND DESCRIPTION

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	0	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 05/10/2019 BY DJX Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS