LOT 17
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

HUMPHREYS BENJAMIN
2614 CAPRICE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0017-0000

BUILDING CHARACTERISTICS

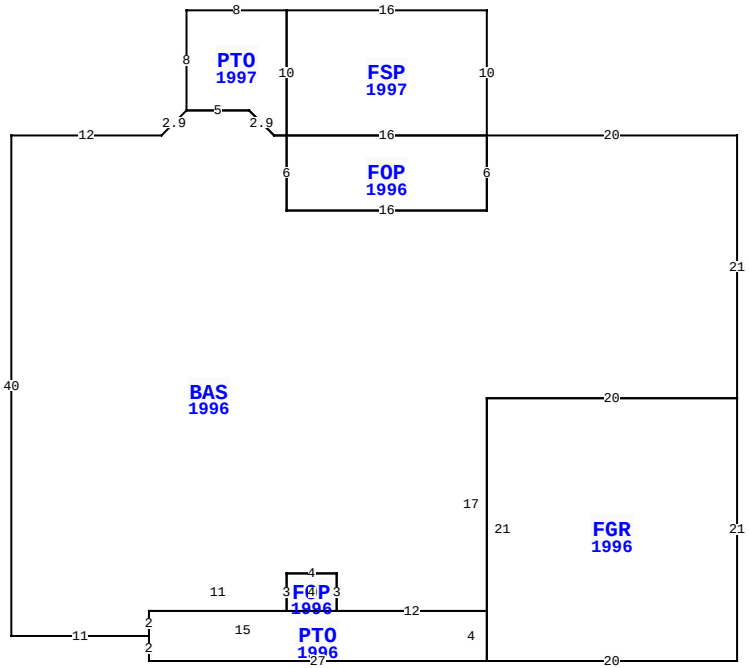
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,792	100	1996	1,792	242,353
FGR	420	55	1996	231	31,240
FOP	12	30	1996	4	541
FOP	96	30	1996	29	3,922
FSP	160	40	1997	64	8,655
PTO	108	5	1996	5	676
PTO	68	5	1997	3	405
TOTALS	2,656			2,128	287,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,128	119.8001	158.14	336,522	1996	1996	0	0	0	14.48	85.52

1 SNGL FAM – 100% - 2015 Heated Area: 1792 HX Base Yr 2015



2614 CAPRICE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		287,794
TOTAL MARKET OB/XF VALUE		24,087
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		509,881
SOH/AGL Deduction		270,436
ASSESSED VALUE		239,445
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,723
TOTAL JUST VALUE		509,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803248	WINDOWS	11,200	03/29/2018
B24581	ADDITION	9,960	04/01/2011
B9703721	ADDITION	5,000	01/01/1997
B9502212	NEW CONSTR	116,700	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1900/1074	1/31/2014	WD	Q	I	02	257,500
GRANTOR: HARPER DAVID O & ANN						
GRANTEE: HUMPHREYS BENJAMIN						
1643/0773	9/24/2009	TD	Q	I	01	225,000
GRANTOR: KUMMER JOHN A & JULIE						
GRANTEE: GLAZIER DAVID O TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 FSP=[YR=1997] N10 W16 PTO=[YR=1997] W8 S8 E5 D2 R2 E1 N10 $ S10 FOP=[YR=1996] S6 E16 N6 W16 $ E16 $ S6 W16 N6 W1 L2 U2 W5 D2 L2 W12 S40 E11 PTO=[YR=1996] S2 E27 FGR=[YR=1996] E20 N21 W20 S21 $ N4 W12 FOP=[YR=1996] N3 W4 S3 E4$ W15 S2$ N2 E11 N3 E4 S3 E12 N17 E20 N21$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	767.00	SF	5.20	5.20	100	1996	1996	3	70	2,792	
3	0810	CONCRETE A	0	100	0	0	74.00	SF	6.50	6.50	100	1996	1996	3	70	337	
4	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2011	2011	3	60	10,200	
5	0911	SCRN RM A	0	100	0	0	544.00	SF	17.50	17.50	100	2011	2011	3	45	4,284	
6	0855	CONC PAVER	0	100	0	0	452.00	SF	7.00	7.00	100	2011	2011	3	91	2,879	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	45	900	

LAND DESCRIPTION

TOTAL OB/XF 24,087

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