LOT 18
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

ODOM FAMILY TRUST/ODOM OSCAR O TRUSTEE
2626 CAPRICE LN
FRNANDINA BEACH, FL 32034

2025

00-00-30-021E-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

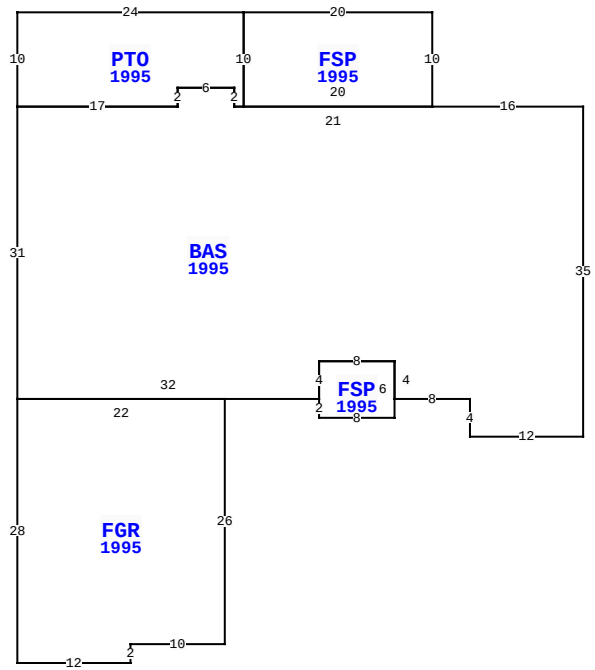
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,888	100	1995	1,888	260,725
FGR	596	55	1995	328	45,296
FSP	48	40	1995	19	2,624
FSP	200	40	1995	80	11,048
PTO	228	5	1995	11	1,519
TOTALS	2,960			2,326	321,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,326	121.7160	160.67	373,718	1995	1995	0	0	0	14.05	85.95

1 SNGL FAM – 100% - 1997 Heated Area: 1888 HX Base Yr 1997



2626 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		321,211
TOTAL MARKET OB/XF VALUE		7,404
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		526,615
SOH/AGL Deduction		326,193
ASSESSED VALUE		200,422
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		144,700
TOTAL JUST VALUE		526,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2058/1399	6/17/2016	QC	U	I	11	100
GRANTOR: ODOM OSCAR O & SONDRA						
GRANTEE: ODOM FAMILY TRUST						
0749/1015	1/24/1996	WD	Q	I		134,500
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: ODOM OSCAR O & SOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W16 FSP=[YR=1995] N10 W20 PTO=[YR=1995] W24 S10 E17 N2 E6 S2 E1 N10 $ S10 E20 $ W21 N2 W6 S2 W17 S31 FGR=[YR=1995] S28 E12 N2 E10 N26 W22 $ E32 FSP=[YR=1995] S2 E8 N6 W8 S4 $ N4 E8 S4 E8 S4 E12 N35 $.

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	0812	CONCRETE C	0	100	0	0	1,744.00	SF	4.00	4.00	100	1995	1995	3	68	4,744	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 7,404

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