

LOT 85
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

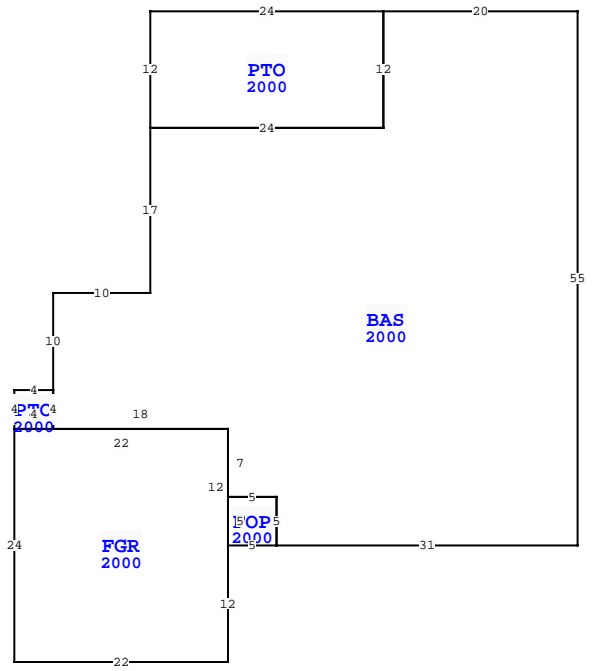
THELEMANN PHILIP III & NATALIE
2637 CAPRICE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0085-0000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 11 | CLAY TILE | 70 |
| Interior Floor | 14 | CARPET | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 3 | 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 |
| BAS | 2,151 | 100 | 2000 |
| FGR | 528 | 55 | 2000 |
| FOP | 25 | 30 | 2000 |
| PTO | 16 | 5 | 2000 |
| PTO | 288 | 5 | 2000 |
| TOTALS | 3,008 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,464 | 136.9650 | 180.79 | 445,467 | 2000 | 2000 | 0 | 0 | 12.00 | 88.00 |
| 1 SNGL FAM - 100% - 2016 | | | | | | | | | | | |
| Heated Area: 2151 | | | | | | | | | | | |
| HX Base Yr 2016 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 8 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 392,011 | |
| TOTAL MARKET OB/XF VALUE | | 17,270 | |
| TOTAL LAND VALUE - MARKET | | 180,000 | |
| TOTAL MARKET VALUE | | 589,281 | |
| SOH/AGL Deduction | | 275,579 | |
| ASSESSED VALUE | | 313,702 | |
| TOTAL EXEMPTION VALUE | | 50,722 | |
| BASE TAXABLE VALUE | | 262,980 | |
| TOTAL JUST VALUE | | 589,281 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 571,962 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| E0514894 | ELEC OTHER | 200 | 05/01/2005 |
| B0514883 | SWIM POOL | 14,860 | 01/01/2005 |
| B9906624 | NEW CONSTR | 112,476 | 11/01/1999 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0880/0668 | 4/26/1999 | WD Q | Q | V | 06 | 23,000 |

GRANTOR: MIDLAND GROUP PARTNER
GRANTEE: THELEMANN PHILIP E

| 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 872.00 | SF | 5.20 | 5.20 | 100 | 2000 | 2000 | 3 | 77 | 3,491 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 22 | 110.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 77 | 551 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 341.00 | SF | 85.00 | 85.00 | 100 | 2005 | 2005 | 3 | 36 | 10,435 | |
| 4 | 0811 | CONCRETE B | 0 | 100 | 0 | 589.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 84 | 2,573 | |
| 5 | 0877 | JACUZZI | 0 | 100 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2005 | 2005 | 3 | 22 | 220 | |

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

| BUILDING NOTES | |
|--|--|
| | |
| | |
| BUILDING DIMENSIONS | |
| BAS=[YR=2000] W20 PTO=[YR=2000] W24 S12 E24 N12 \$ S12 W24 S17 W10 S10 PTO=[YR=2000] W4 S4 FGR=[YR=2000] S24 E22 N12 FOP=[YR=2000] E5 N5 W5 S5 \$ N12 W22 \$ E4 N4 \$ S4 E18 S7 E5 S5 E31 N55 \$. | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000100 | C | RES | 100 | 0003 | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 180,000.00 | 180,000.00 | 180,000 | | | | | | | |