

LOTS 3 & 4
IN OR 2164/1282
R/P OF OUTLOT 44 S/D DBK A6/32

CAPLES SUSAN L L/E/
1617 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0044-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	14	WD SHINGLE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,801	100	1993	1,801	175,365
BAS	402	100	2001	402	39,143
FGR	420	55	1993	231	22,493
FOP	144	30	1993	43	4,187
FST	72	55	1993	40	3,895

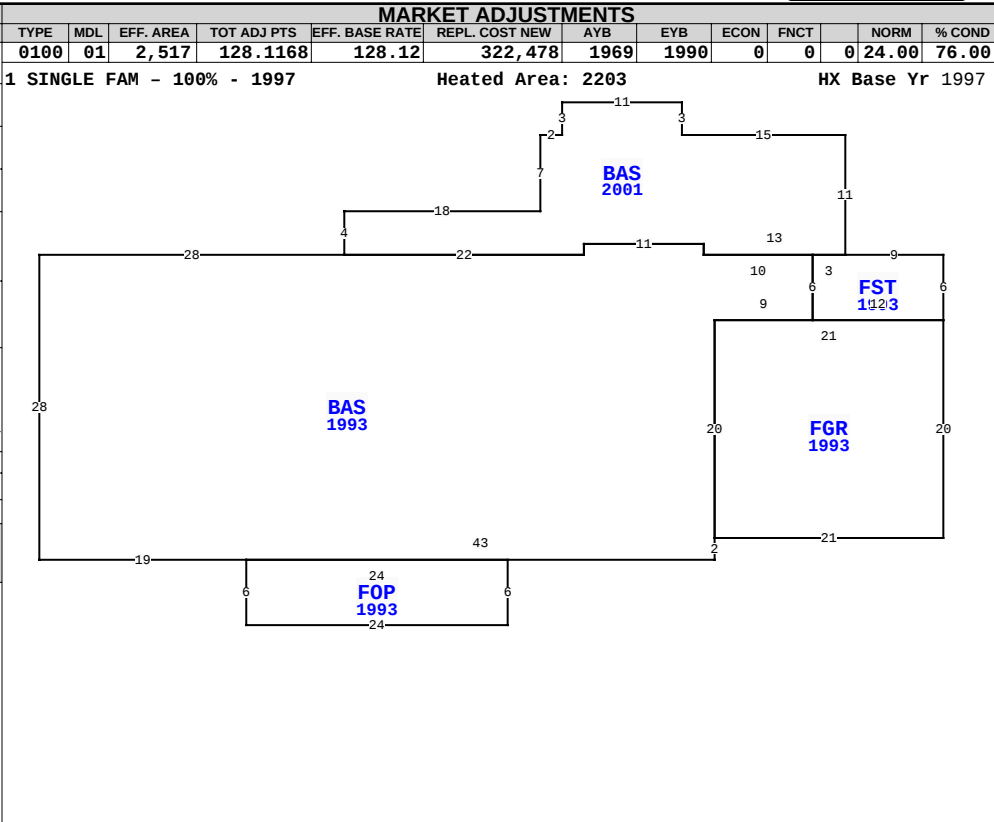
TOTALS	2,839			2,517	245,083
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EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1969	1969	3	30	600	
2	0810	CONCRETE A	0	100	0	0	840.00	SF	6.50	6.50	100	1969	1969	3	20	1,092	
3	0825	BRICK	0	100	2	24	48.00	SF	12.50	12.50	100	1969	1969	3	52	312	
4	0801	ASPHALT A	0	100	0	0	1,025.00	SF	3.00	3.00	100	1969	1969	3	50	1,538	
5	0861	POOL GUNIT	0	100	15	36	540.00	SF	85.00	85.00	100	1997	1997	3	20	9,180	
6	0845	KOOL DECK	0	100	0	0	630.00	SF	7.25	7.25	100	1997	1997	3	72	3,289	
7	0830	FLAGSTONE	0	100	0	0	450.00	SF	12.00	12.00	100	2002	2002	3	80	4,320	
8	0825	BRICK	0	100	100	4	400.00	SF	12.50	12.50	100	2002	2002	3	94	4,700	

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	000100	C	RES	100		R-1	156.00	162.00	156.00	FF		1.00	1.00	0.82	3,200.00	2,620.80	408,845							



1617 ATLANTIC AV, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/27/2024 MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		245,083	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		408,845	
SOH/AGL Deduction		TOTAL MARKET VALUE		678,959	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		383,838	
TOTAL EXEMPTION VALUE		HX HB		295,121	
BASE TAXABLE VALUE		TOTAL JUST VALUE		50,722	
TOTAL JUST VALUE		NCON VALUE		244,399	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		0	
PREVIOUS YEAR MKT VALUE				668,452	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003649	ADDITION	80,000	08/08/2000
9701B	SWIM POOL	15,000	03/26/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2164/1282	12/14/2017	WD	U	I	11	100
GRANTOR: CAPLES DAVID J & SUSAN						
GRANTEE: CAPLES DAVID J & SU						
0679/1046	4/23/1993	WD	Q	I		117,500
GRANTOR: MENCACCY ELIZABETH						
GRANTEE: CAPLES DAVID & SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W9 BAS=[YR=2001] N11 W15 N3 W11 S3 W2 S7 W18 S4
BAS=[YR=1993] W 28 S28 E19 FOP=[YR=1993] S6 E24 N6 W 24\$ E43
N2 FGR=[YR=1993] E21 N20 W21 S20\$ N20 E9 N6 W10 N1 W11 S1
W22\$ E22 N1 E11 S1 E13\$ W3 S6 E12 N6\$.