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

**HUMPHREYS BENJAMIN**
2614 CAPRICE LN
FERNANDINA BEACH, FL 32034

**2026**

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

## BUILDING CHARACTERISTICS

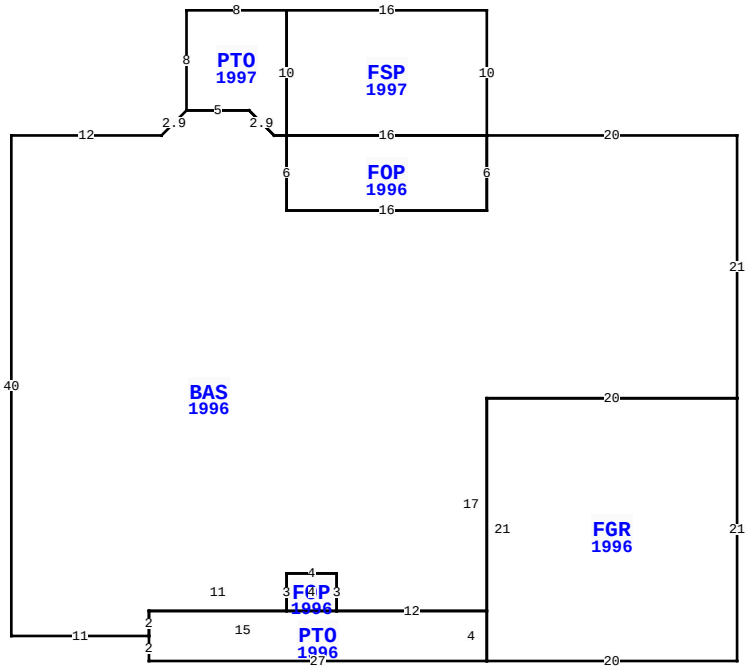
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 253,643 |
| FGR | 420 | 55 | 1996 | 231 | 32,696 |
| FOP | 12 | 30 | 1996 | 4 | 566 |
| FOP | 96 | 30 | 1996 | 29 | 4,105 |
| FSP | 160 | 40 | 1997 | 64 | 9,058 |
| PTO | 108 | 5 | 1996 | 5 | 708 |
| PTO | 68 | 5 | 1997 | 3 | 425 |
| TOTALS | 2,656 | | | 2,128 | 301,202 |

## 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 | 166.52 | 354,355 | 1996 | 1996 | 0 | 0 | 0 | 15.00 | 85.00 |

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




2614 CAPRICE LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 301,202 |
| TOTAL MARKET OB/XF VALUE | | 51,577 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 532,779 |
| SOH/AGL Deduction | | 286,869 |
| ASSESSED VALUE | | 245,910 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 194,499 |
| TOTAL JUST VALUE | | 532,779 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 509,881 |

| 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 | 76 | 2,660 | |
| 4 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2011 | 2011 | 04 | 90 | 45,000 | |
| 5 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 544.00 | SF | 18.00 | 18.00 | 100 | 2011 | 2011 | 3 | 40 | 3,917 | |

## LAND DESCRIPTION

TOTAL OB/XF 51,577

| 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 | 1.00 | 180,000.00 | 180,000.00 | 180,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS