

LOT 29
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

ENNIS LIVING TRUST/ENNIS GLENDA TRUSTEE
2536 CAPRICE LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
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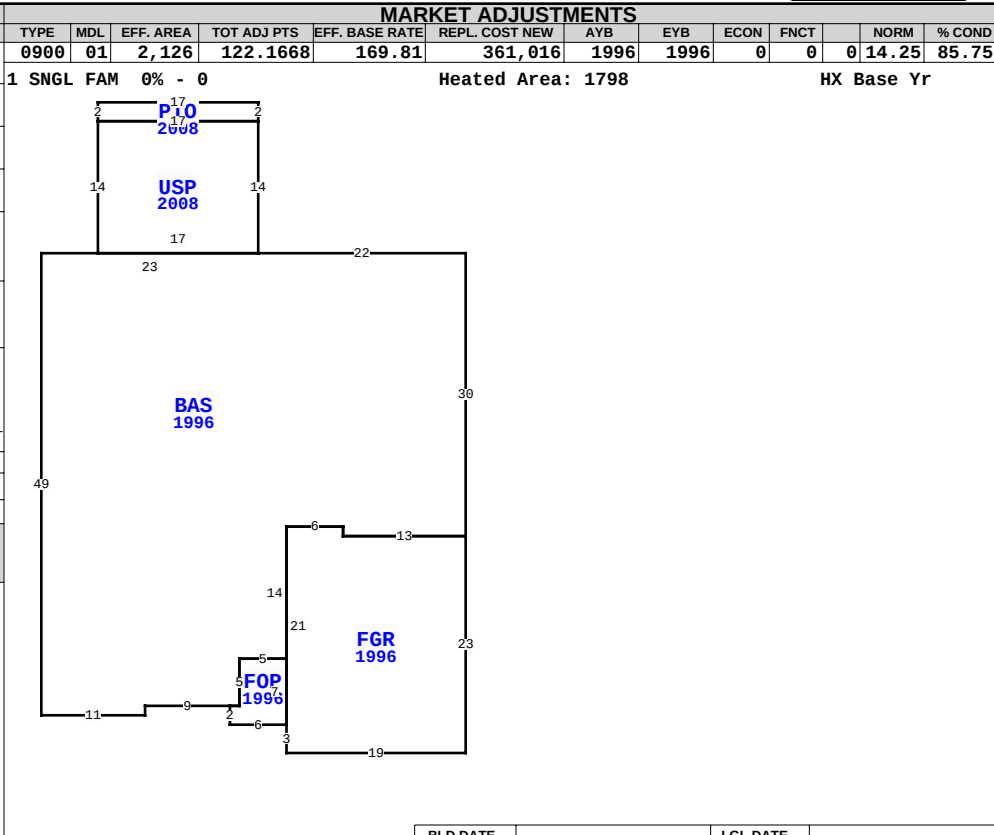
NEIGHBORHOOD/LOC	2026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100	1996	1,798	261,810
FGR	443	55	1996	244	35,530
FOP	37	30	1996	11	1,602
PTO	34	5	2008	2	292
USP	238	30	2008	71	10,339
TOTALS	2,550			2,126	309,571

EXTRA FEATURES	
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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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

LAND DESCRIPTION			TOTAL OB/XF 2,660														
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
1	000100	C	RES	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000



2521 LE SABRE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		309,571	
TOTAL MARKET OB/XF VALUE		2,660	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		492,231	
SOH/AGL Deduction		46,809	
ASSESSED VALUE		445,422	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		445,422	
TOTAL JUST VALUE		492,231	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		481,438	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602936	NEW CONSTR	86,105	05/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2162/1905	12/06/2017	WD	U	I	11	100
GRANTOR: SUHR PHILLIP N & DEBO						
GRANTEE: ENNIS LIVING TRUST						
1366/1882	11/14/2005	WD	Q	I		300,000
GRANTOR: WILLIAMS DAWN N						
GRANTEE: SUHR PHILLIP N & DE						

BUILDING NOTES																
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BUILDING DIMENSIONS

BAS=[YR=1996] W22 USP=[YR=2008] N14 PTO=[YR=2008] N2 W17 S2 E17\$ W17 S14 E17\$ W23 S49 E11 N1 E9 FOP=[YR=1996] S2 E6 FGR=[YR=1996] S3 E19 N23 W13 N1 W6 S21 \$ N7 W5 S5 W1 \$ E1 N5 E5 N14 E6 S1 E13 N30 \$.