BLK 8 S 25FT OF LOT 1 & N 25FT
LOT 2
OCEAN CITY S/D DBK U/384

KATIE'S LIGHT LLC
8 PULVERS LANE
RHINEBECK, NY 12572

2026

00-00-31-1520-0008-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 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	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

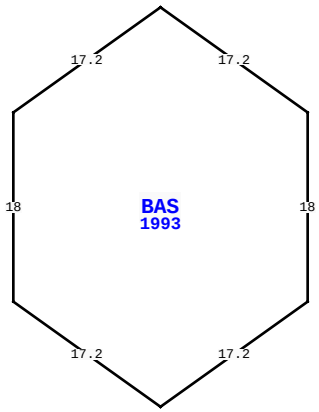
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

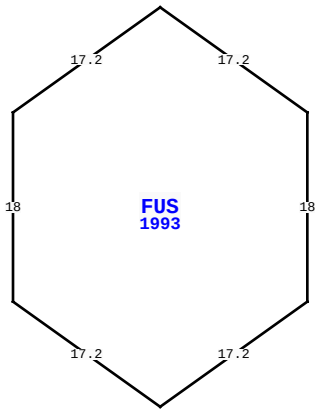
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	156,239
FUS	784	100	1993	784	156,239
TOTALS	1,568			1,568	312,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,568	142.4940	236.54	370,895	1984	1990	0	0	0	15.75	84.25

1 SFR CUST 0% - 2023 Heated Area: 1568 HX Base Yr





BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

614 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	312,479
TOTAL MARKET OB/XF VALUE	1,857
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	1,364,336
SOH/AGL Deduction	20,157
ASSESSED VALUE	1,344,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,344,179
TOTAL JUST VALUE	1,364,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,250,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080809	REPAIR/RRF	6,800	05/13/2008
20071364	H/AC	3,000	07/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/0217	8/26/2022	SW	U	I	11	100
GRANTOR: CAPLES SUSAN L L/E						
GRANTEE: KATIE'S LIGHT LLC						
2164/1420	12/14/2017	SW	U	I	11	100
GRANTOR: CAPLES DAVID J & SUSA						
GRANTEE: CAPLES DAVID J & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] U10 L14 D10 L14 S18 D10 R14 U10 R14 N18 $ PTR= E30 FUS=[YR=1993] U10 R14 R14 D10 S18 D10 L14 U10 L14 N18 $ W30 $.

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	1241	WD DECK G	0	0	0	0	598.00	UT	15.53	15.53	100	1984	1984	3	20	1,857	

LAND DESCRIPTION

TOTAL OB/XF 1,857

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	000120	C	RES OCEAN	0	0006	R-1	50.00	80.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS