LOT 1
IN OR 1890/1060
EGANS BLUFF #1 PB 5/93

CAPPUCIO MICHAEL J
1551 CANOPY DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0001-0000

BUILDING CHARACTERISTICS

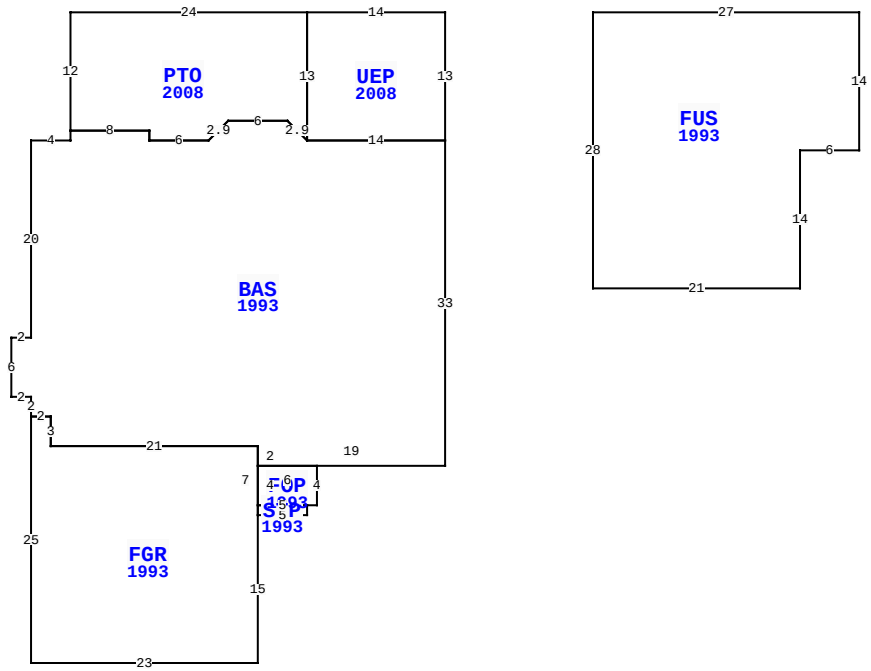
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100	1,370	159,660
FGR	512	55	282	32,865
FOP	24	30	7	816
FUS	672	100	672	78,315
PTO	288	5	14	1,631
STP	5	10	0	0
UEP	182	60	109	12,703
TOTALS	3,053		2,454	285,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,454	118.5696	140.80	345,523	1989	1989	0	0	0	17.23	82.77

1 SNGL FAM – 0% - 0 Heated Area: 2042 HX Base Yr



2129 N LAKESIDE DR, 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	285,989
TOTAL MARKET OB/XF VALUE	5,899
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	471,888
SOH/AGL Deduction	67,278
ASSESSED VALUE	404,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,610
TOTAL JUST VALUE	471,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	457,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5821	NEW CONSTR	75,921	06/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1890/1060	11/20/2013	QC	U	I	11	100
GRANTOR: CAPPUCIO MICHAEL J &						
GRANTEE: CAPPUCIO MICHAEL J						
1622/0824	5/29/2009	WD	U	I	38	219,000
GRANTOR: THOMPSON AMY						
GRANTEE: CAPPUCIO MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2008] W14 PTO=[YR=2008] W24 S12 BAS=[YR=1993] S1 W4 S20 W2 S6 E2 S2 FGR=[YR=1993] S25 E23 N15 STP=[YR=1993] E5 N1 FOP=[YR=1993] E1 N4 W6 S4 E5$ W5 S1$ N7 W21 N3 W2 $ E2 S3 E21 S2 E19 N33 W14 U2 L2 W6 D2 L2 W6 N1 W8$ E8 S1 E6 U2 R2 E6 D2 R2 N13$ S13 E14 N13$ PTR= E15 FUS=[YR=1993] E27S14 W6 S14 W21 N28 $ W15 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	
2	0812	CONCRETE C	0	0	0	0	1,320.00	SF	4.00	4.00	100	1989	1989	3	59.5	3,142	
3	0810	CONCRETE A	0	0	0	0	193.00	SF	6.50	6.50	100	1989	1989	3	59.5	746	
5	0940	SHEDS/PORT	0	0	12	10	120.00	SF	20.10	20.10	100	2005	2005	3	27	651	

LAND DESCRIPTION

TOTAL OB/XF 5,899

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	000100	C	SFR	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS