LOT 46
IN OR 1890/1061
EGANS BLUFF NORTH PB 5/272

CAPPUCIO MICHAEL J
1551 CANOPY DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		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

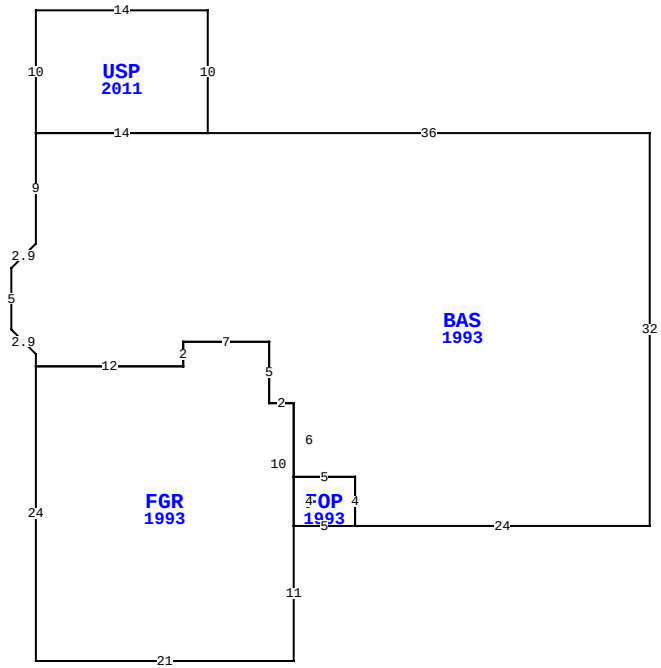
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,313	100	1,313	174,323
FGR	512	55	282	37,440
FOP	20	30	6	797
USP	140	30	42	5,576
TOTALS	1,985		1,643	218,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,643	132.3144	157.12	258,148	1991	1991	0	0	0	15.50	84.50

1 SNGL FAM – 0% - 0 Heated Area: 1313 HX Base Yr



2610 DELOREAN ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	218,135
TOTAL MARKET OB/XF VALUE	3,082
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	401,217
SOH/AGL Deduction	118,636
ASSESSED VALUE	282,581
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,581
TOTAL JUST VALUE	401,217
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7142	NEW CONSTR	42,200	04/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1890/1061	11/05/2013	QC	U	I	11	100
GRANTOR: CAPPUCIO MICHAEL J &						
GRANTEE: CAPPUCIO MICHAEL J						
1216/1280	3/19/2004	WD	Q	I		126,000
GRANTOR: BOONE BRYON W & CARRI						
GRANTEE: CAPPUCIO MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 USP=[YR=2011] N10 W14 S10 E14$ W14 S9 L2 D2 S5 R2 D2 S1 FGR=[YR=1993] S24 E21 N11 FOP=[YR=1993] E5N4 W5 S4$ N10 W2 N5 W7 S2 W12$E12 N2 E7 S5 E2 S6 E5 S4 E24 N32$.

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	1242	WD DECK A	0	0	14	10	140.00	SF	10.00	10.00	100	1991	1991	3	20	280	
2	0811	CONCRETE B	0	0	0	0	842.00	SF	5.20	5.20	100	1991	1991	3	64	2,802	

LAND DESCRIPTION

TOTAL OB/XF 3,082

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	0003	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 01/25/2017 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS