LOT 33
IN OR 1890/1063
PDSTRIAN ESMT PT OR 1179/1730

CAPPUCIO MICHAEL J
1551 CANOPY DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0033-0000

BUILDING CHARACTERISTICS

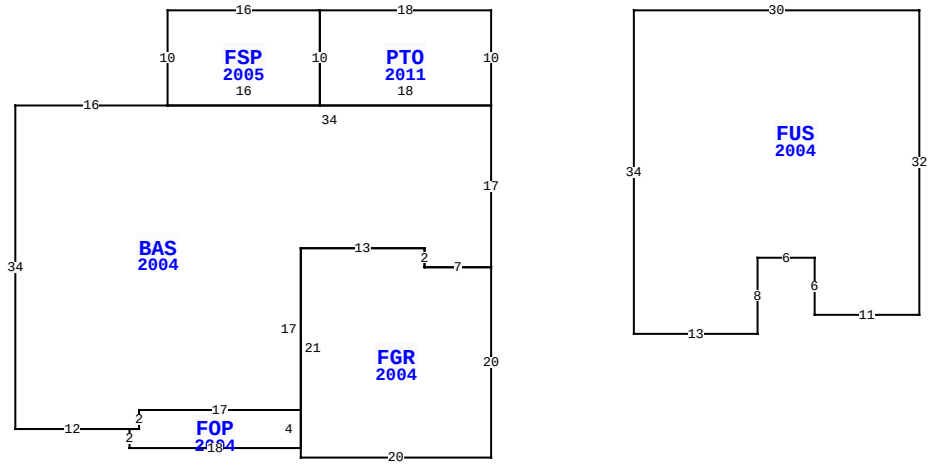
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	150,099
FGR	426	55	234	27,018
FOP	70	30	21	2,424
FSP	160	40	64	7,389
FUS	950	100	950	109,688
PTO	180	5	9	1,039
TOTALS	3,086		2,578	297,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,578	106.8480	126.88	327,097	2004	2004	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 2250 HX Base Yr



96004 MONTEGO BAY, 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	297,658
TOTAL MARKET OB/XF VALUE	3,286
TOTAL LAND VALUE - MARKET	152,250
TOTAL MARKET VALUE	453,194
SOH/AGL Deduction	41,512
ASSESSED VALUE	411,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	411,682
TOTAL JUST VALUE	453,194
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0312038	NEW CONSTR	158,548	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1890/1063	11/05/2013	QC	U	I	11	100
GRANTOR: CAPPUCIO MICHAEL & DO						
GRANTEE: CAPPUCIO MICHAEL J						
1678/1107	5/21/2010	WD	U	I	12	205,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: CAPPUCIO MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W18 FSP=[YR=2005] W16 S10 BAS=[YR=2004] W16 S34 E12 FOP=[YR=2004] S2 E18 FGR=[YR=2004] S1 E20 N20 W7 N2 W13 S21 $ N4 W17 S2 W1 $ E1 N2 E17 N17 E13 S2 E7 N17 W34$ E16 N10$ S10 E18 N10$ PTR= E15 FUS=[YR=2004] E30 S32 W11 N6 W6 S8 W13 N34 $ 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	0811	CONCRETE B	0	0	0	0	631.00	SF	5.20	5.20	100	2004	2004	3	86	2,822	
2	0810	CONCRETE A	0	0	0	0	83.00	SF	6.50	6.50	100	2004	2004	3	86	464	

LAND DESCRIPTION

TOTAL OB/XF 3,286

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	SFR POND	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.05	145,000.00	152,250.00	152,250							

REVIEW DATE 10/26/2017 BY DJX Total Acres: 0.00 Total Land Value: 152,250 Market: 0 Agricultural: 0 Common: 152,250 PRINTED 08/02/2023 BY SYS