LOT 143
IN OR 1932/1589
FLORA PARKE 2B PB 6/255

CAPPUCIO FAMILY TRUST/CAPPUCIO MICHAEL J TRUSTEE
1551 CANOPY DR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0143-0000

BUILDING CHARACTERISTICS

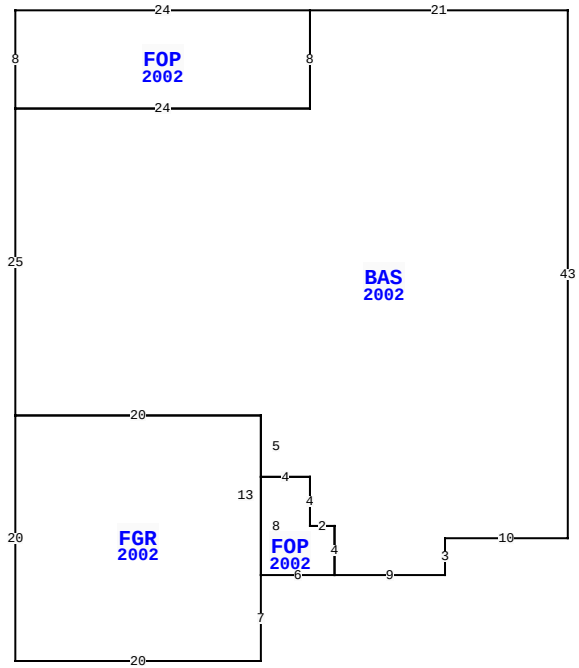
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100	1,548	182,170
FGR	400	55	220	25,890
FOP	40	30	12	1,412
FOP	192	30	58	6,826
TOTALS	2,180		1,838	216,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,838	109.9000	130.51	239,877	2002	2002	0	0	0	9.83	90.17

1 SNGL FAM – 0% - 0 Heated Area: 1548 HX Base Yr



31143 GRASSY PARKE DR, 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: 4	Tax Dist:
BUILDING MARKET VALUE	216,297
TOTAL MARKET OB/XF VALUE	5,548
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	286,845
SOH/AGL Deduction	60,717
ASSESSED VALUE	226,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,128
TOTAL JUST VALUE	286,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209777	NEW CONSTR	122,133	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1932/1589	8/13/2014	QC	U	I	11	100
GRANTOR: CAPPUCIO MICHAEL J						
GRANTEE: CAPPUCIO MICHAEL J						
1923/1314	6/16/2014	WD	U	I	12	138,000
GRANTOR: FANNIE MAE						
GRANTEE: CAPPUCIO MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 FOP=[YR=2002] W24 S8 E24 N8$ S8 W24 S25
FGR=[YR=2002] S20 E20 N7 FOP=[YR=2002] E6 N4 W2 N4 W4 S8$ N13
W20$ E20 S5 E4 S4 E2 S4 E9 N3 E10 N43$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	0	0	0	580.00	SF	5.20	5.20	100	2002	2002	3	83	2,503	

LAND DESCRIPTION

TOTAL OB/XF 5,548

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/12/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS