

LOT 50
IN OR 1932/1588
FLORA PARKE #5 PB 7/335

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

2023

26-2N-28-0553-0050-0000



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 70
Interior Floo	11	CLAY TILE 30
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	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	1,998	100	1,998	241,967
FGR	460	55	253	30,640
FOP	72	30	22	2,664
FSP	168	40	67	8,114

TOTALS	2,698		2,340	283,385
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	627.00	SF	5.20	5.20	100	2008
2	0462	ST/AL FNC	0	0	100	400.00	SF	10.00	10.00	100	2011
3	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2011
4	0855	CONC PAVER	0	0	0	160.00	SF	10.00	10.00	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,340	109.6620	130.22	304,715	2008	2008	0	0	7.00	93.00
1 SNGL FAM - 0% - 0 Heated Area: 1998 HX Base Yr											
32542 SUNNY PARKE DR, FERNANDINA BEACH											
BLD DATE 03/23/2009						RK		LGL DATE 06/22/2023		MLU	
XF DATE								LAND DATE			
INC DATE								AG DATE			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		283,385	
TOTAL MARKET OB/XF VALUE		7,407	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		355,792	
SOH/AGL Deduction		66,333	
ASSESSED VALUE		289,459	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		289,459	
TOTAL JUST VALUE		355,792	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,813	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1932/1588	8/13/2014	QC	U	I	11	100	
GRANTOR: CAPPUCIO MICHAEL J							
GRANTEE: CAPPUCIO MICHAEL J							
1821/1891	10/29/2012	WD	Q	I	02	150,000	
GRANTOR: BOWEN MICHAEL S & JEN							
GRANTEE: CAPPUCIO MICHAEL J							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2008] W15 FSP=[YR=2021] N4 W21 S 8 E21 N4 \$ S4 W21 N4 W14 S33 FGR=[YR=2008] S23 E20 N23 W20 \$ E20S 17 E10 FOP=[YR=2008] S3 E9 N6 W1 N3 W7 S6 W1 \$ E1 N6 E7 S3 E12 N47 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	