LOT 57
IN OR 1890/1066
ESMT PT OR 1164/35

CAPPUCIO MICHAEL J
1551 CANOPY DR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0057-0000

BUILDING CHARACTERISTICS

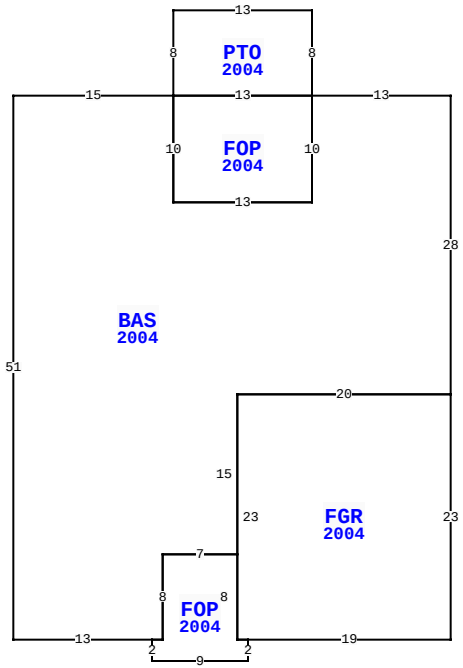
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	1,445	171,422
FGR	460	55	253	30,013
FOP	74	30	22	2,610
FOP	130	30	39	4,627
PTO	104	5	5	593
TOTALS	2,213		1,764	209,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,764	108.0000	128.25	226,233	2004	2006	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 0 Heated Area: 1445 HX Base Yr



96298 NASSAU LAKES CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	209,266
TOTAL MARKET OB/XF VALUE	2,844
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	287,110
SOH/AGL Deduction	63,679
ASSESSED VALUE	223,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,431
TOTAL JUST VALUE	287,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101491	REPAIR/RRF	10,400	02/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1890/1066	11/05/2013	QC	U	I	11	100
GRANTOR: CAPPUCIO MICHAEL J &						
GRANTEE: CAPPUCIO MICHAEL J						
1260/0251	9/17/2004	WD	Q	V		38,000
GRANTOR: THE RESERVE AT NASSAU						
GRANTEE: CAPPUCIO MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 PTO=[YR=2004] N8 W13 S8 E13$ FOP=[YR=2004] W13 S10 E13 N10$ S10 W13 N10 W15 S51 E13 FOP=[YR=2004] S2 E9 N2 FGR=[YR=2004] E19 N23 W20 S23 E1$ W1 N8 W7 S8 W1 $ E1 N8 E7 N15 E20 N28$.

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	636.00	SF	5.20	5.20	100	2004	2004	3	86	2,844	

LAND DESCRIPTION

TOTAL OB/XF 2,844

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/19/2018 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS