



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100	1,370	167,433
FGR	512	55	282	34,464
FOP	24	30	7	855
FUS	672	100	672	82,128
PTO	288	5	14	1,711
STP	5	10	0	0
UEP	182	60	109	13,321
TOTALS	3,053		2,454	299,913

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	
2	0812	CONCRETE C	0	0	0	0	1,320.00	SF	4.00	4.00	100	1989	1989	3	57	3,010	
3	0810	CONCRETE A	0	0	0	0	193.00	SF	6.50	6.50	100	1989	1989	3	57	715	
4	0940	SHEDS/PORT	0	0	12	10	120.00	SF	20.10	20.10	100	2005	2005	3	24	579	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,454	118.5696	148.21	363,707	1989	1989	0	0	0	17.54	82.46
1 SNGL FAM - 0% - 0												
Heated Area: 2042												
HX Base Yr												

2129 N LAKESIDE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
5,624												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			299,913
TOTAL MARKET OB/XF VALUE			5,624
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			555,537
SOH/AGL Deduction			110,466
ASSESSED VALUE			445,071
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			445,071
TOTAL JUST VALUE			555,537
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			471,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5821	NEW CONSTR	75,921	06/19/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2727/1153	7/23/2024	WD U	I	11	
GRANTOR: CAPPUCIO FAMILY TRUST					
GRANTEE: RAMIREZ JANIS M					
1890/1060	11/20/2013	QC U	I	11	
GRANTOR: CAPPUCIO MICHAEL J &					
GRANTEE: CAPPUCIO MICHAEL J					

BUILDING NOTES		
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BUILDING DIMENSIONS		
UEP=[YR=2008] W14 PTO=[YR=2008] W24 S12 BAS=[YR=1993] S1 W4 S20 W2 S6 E2 S2 FGR=[YR=1993] S25 E23 N15 STP=[YR=1993] E5 N1 FOP=[YR=1993] E1 N4 W6 S4 E5\$ W5 S1\$ N7 W21 N3 W2 \$ E2 S3 E21 S2 E19 N33 W14 U2 L2 W6 D2 L2 W6 N1 W8\$ E8 S1 E6 U2 R2 E6 D2 R2 N13\$ S13 E14 N13\$ PTR= E15 FUS=[YR=1993] E27S14 W6 S14 W21 N28 \$ W15 \$.		