

LOT 33
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

GRUBER CAPPUCIO REVOCABLE TRUST/GRUBER CARL A JR T
11071 RIVER CREEK DRIVE EAST
JACKSONVILLE, FL 32223

2024

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
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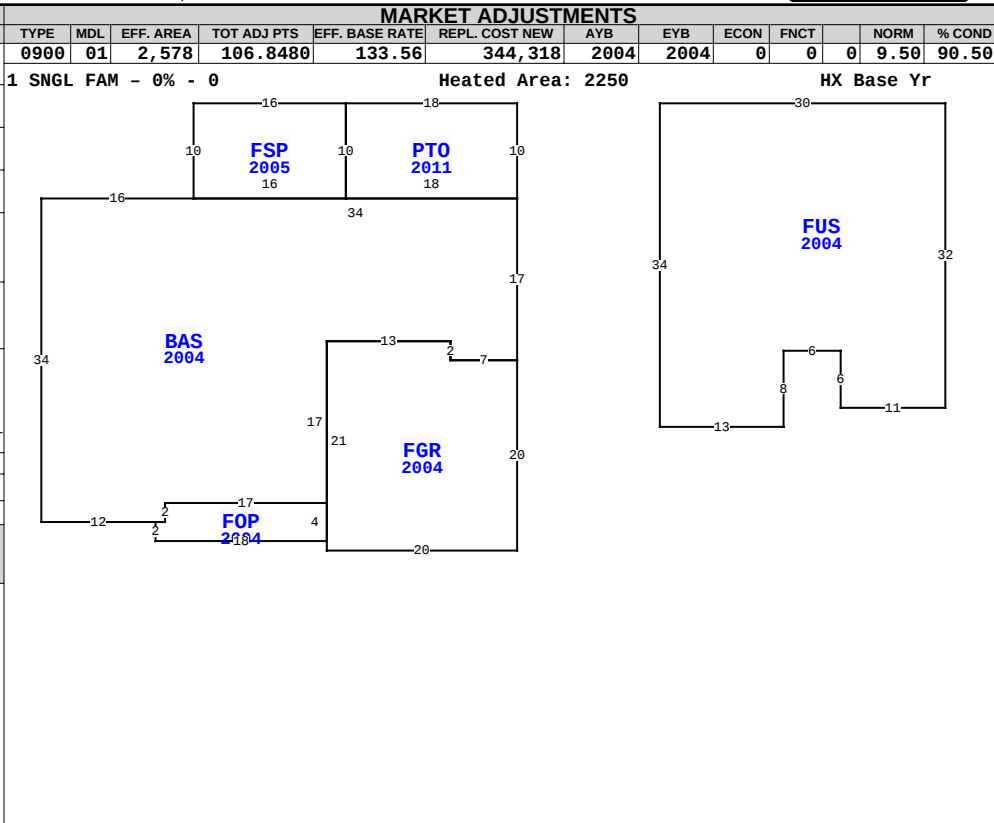
NEIGHBORHOOD/LOC	2027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	157,133
FGR	426	55	234	28,284
FOP	70	30	21	2,539
FSP	160	40	64	7,736
FUS	950	100	950	114,828
PTO	180	5	9	1,088

TOTALS	3,086		2,578	311,608
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	631.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	83.00	SF	6.50	6.50	
3	0911	SCRN RM A	0	0	18	10	180.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0		RSF-2	0.00	0.00	1.00	LT	



96004 MONTEGO BAY, FERNANDINA BEACH

TOTAL OB/XF											
6,359											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		311,608	
TOTAL MARKET OB/XF VALUE		6,359	
TOTAL LAND VALUE - MARKET		210,000	
TOTAL MARKET VALUE		527,967	
SOH/AGL Deduction		71,967	
ASSESSED VALUE		456,000	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		456,000	
TOTAL JUST VALUE		527,967	
NCON VALUE		3,150	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		453,194	

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
2727/1160	7/23/2024	TD U	I	I	11
GRANTOR: CAPPUCIO FAMILY TRUST					
GRANTEE: GRUBER CAPPUCIO REV					
1890/1063	11/05/2013	QC U	I	I	11
GRANTOR: CAPPUCIO MICHAEL & DO					
GRANTEE: CAPPUCIO MICHAEL J					

BUILDING NOTES											
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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 \$.