LOT 66
PARKWAY NORTH PB 5/263

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

2024

00-00-31-163N-0066-0000

BUILDING CHARACTERISTICS

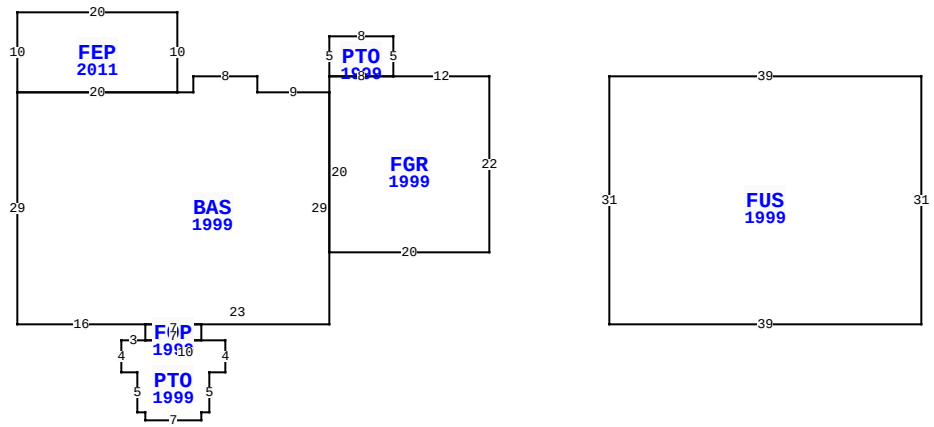
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1072.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,147	100	1,147	176,830
FEP	200	80	160	24,666
FGR	440	55	242	37,308
FOP	14	30	4	617
FUS	1,209	100	1,209	186,388
PTO	40	5	2	308
PTO	104	5	5	771
TOTALS	3,154		2,769	426,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,769	116.7936	175.19	485,101	1999	1999	0	0	0	12.00	88.00

1 SFR CUST – 0% - 2024 Heated Area: 2356 HX Base Yr



1551 CANOPY 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: 2	Tax Dist:
BUILDING MARKET VALUE	426,889
TOTAL MARKET OB/XF VALUE	9,021
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	645,910
SOH/AGL Deduction	0
ASSESSED VALUE	645,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	645,910
TOTAL JUST VALUE	645,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	627,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990214	NEW CONSTR	166,961	04/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2727/1169	7/23/2024	TD	U	I	11	100
GRANTOR: CAPPUCIO FAMILY TRUST						
GRANTEE: GRUBER CAPPUCIO REV						
2679/787	11/10/2023	TD	U	I	11	100
GRANTOR: CAPPUCIO MICHAEL J BY						
GRANTEE: CAPPUCIO FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W12 PTO=[YR=1999] N5 W8 S5 E8 $ W8 S2
BAS=[YR=1999] W9 N2 W8 S2 W2 FEP=[YR=2011] N10 W20 S10 E20
$ W20 S29 E16 FOP=[YR=1999] S2 PTO=[YR=1999] W3 S4 E2 S5 E1
S1 E7 N1 E1 N5 E2 N4 W10 $ E7 N2 W7 $ E23 N29 $ S20 E20 N22 $
PTR= E15 FUS=[YR=1999] E39 S31 W39 N31 $ W15 $.

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	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	0	0	0	1,090.00	SF	6.50	6.50	100	1999	1999	3	77	5,455	
3	0810	CONCRETE A	0	0	44	3	132.00	SF	6.50	6.50	100	1999	1999	3	77	661	

LAND DESCRIPTION

TOTAL OB/XF 9,021

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	000134	C	SFR POND	0		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/06/2024 BY SYS