LOT 67
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

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

2024

27-2N-28-1840-0067-0000

BUILDING CHARACTERISTICS

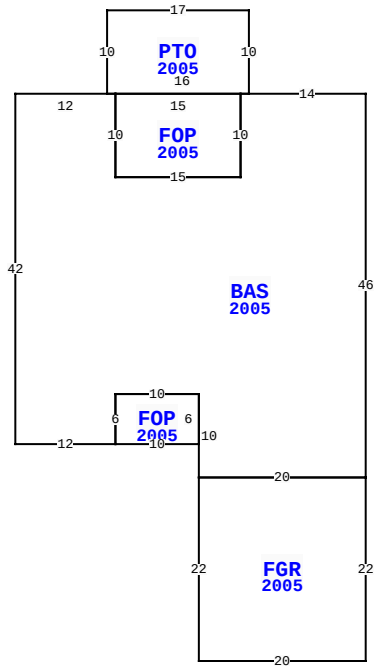
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,634	100	1,634	198,053
FGR	440	55	242	29,333
FOP	60	30	18	2,182
FOP	150	30	45	5,454
PTO	170	5	8	969
TOTALS	2,454		1,947	235,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,947	106.0360	132.54	258,055	2005	2005	0	0	0	8.55	91.45

1 SNGL FAM – 0% - 0 Heated Area: 1634 HX Base Yr



96307 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	235,991
TOTAL MARKET OB/XF VALUE	2,952
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	313,943
SOH/AGL Deduction	51,615
ASSESSED VALUE	262,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,328
TOTAL JUST VALUE	313,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005218	H/AC	4,400	07/01/2020
E14298	ELEC OTHER	2,000	02/01/2005
M09189	MECH OTHER	0	02/01/2005
B0414223	NEW CONSTR	125,572	12/01/2004
R046985	REPAIR/RRF	5,000	12/01/2004
P0408847	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1166	7/23/2024	TD	U	I	11	100
GRANTOR: CAPPUCIO FAMILY TRUST						
GRANTEE: GRUBER CAPPUCIO REV						
1890/1062	11/05/2013	QC	U	I	11	100
GRANTOR: CAPPUCIO MICHAEL J &						
GRANTEE: CAPPUCIO MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 PTO=[YR=2005] N10 W17 S10 E1 FOP=[YR=2005] S10 E15 N10 W15 $ E16$ W1 S10 W15 N10 W12 S42 E12 FOP=[YR=2005] E10 N6 W10 S6$ N6 E10 S10 FGR=[YR=2005] S22 E20 N22 W20$ E20 N46$.

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	660.00	SF	5.20	5.20	100	2005	2005	3	86	2,952	

LAND DESCRIPTION

TOTAL OB/XF 2,952

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS