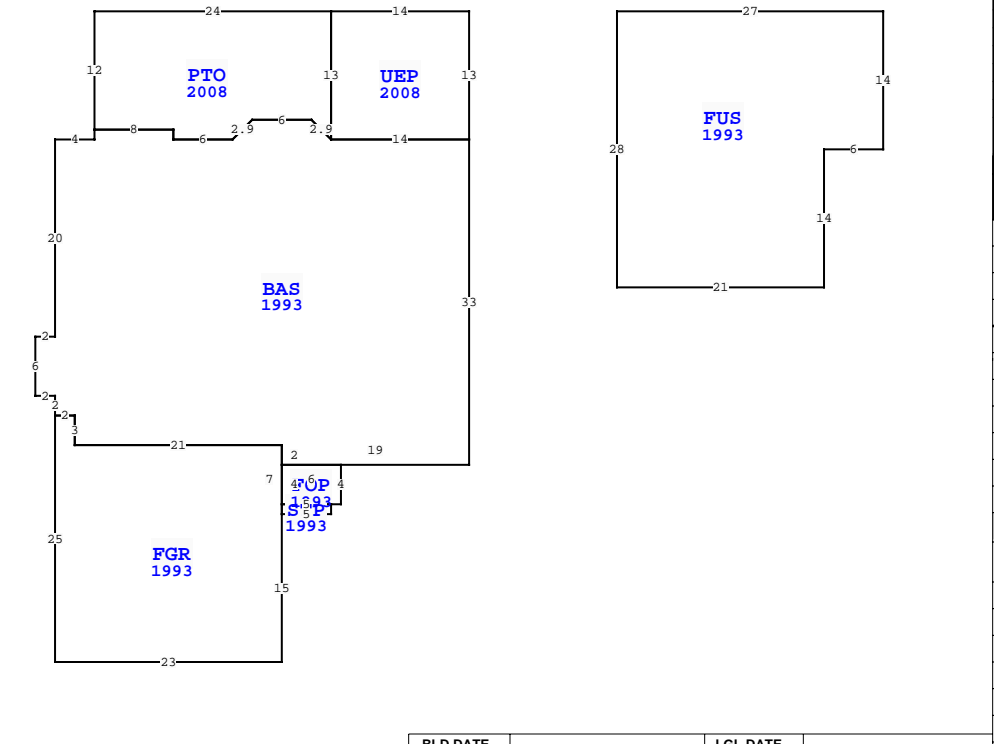


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
Units	0 100
Occupancy	00 NONE 100

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	156.51	384,076	1989	1989	0	0	17.85	82.15



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		315,518	
TOTAL MARKET OB/XF VALUE		5,373	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		595,891	
SOH/AGL Deduction		0	
ASSESSED VALUE		595,891	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		545,169	
TOTAL JUST VALUE		595,891	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		555,537	

Quality					
DOR CODE	SINGLE FAMILY				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	2031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100	1993	1,370	176,145
FGR	512	55	1993	282	36,258
FOP	24	30	1993	7	900
FUS	672	100	1993	672	86,401
PTO	288	5	2008	14	1,800
STP	5	10	1993	0	0
UEP	182	60	2008	109	14,015
TOTALS	3,053			2,454	315,518

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	SALE PRICE
2727/1153	7/23/2024	WD	U	I	11	100

GRANTOR: CAPPUCIO FAMILY TRUST
GRANTEE: RAMIREZ JANIS M
1890/1060 11/20/2013 QC U I 11 100
GRANTOR: CAPPUCIO MICHAEL J &
GRANTEE: CAPPUCIO MICHAEL J

EXTRA FEATURES																
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	100	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
2	0812	CONCRETE C	0	100	0	1,320.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,878	
3	0810	CONCRETE A	0	100	0	193.00	SF	6.50	6.50	100	1989	1989	3	54.5	684	
4	0940	SHEDS/PORT	0	100	12	120.00	SF	20.10	20.10	100	2005	2005	3	22	531	

2129 N LAKESIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/28/2025	MLU

BUILDING NOTES	
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 \$.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							