LOT 46
EGANS BLUFF NORTH PB 5/272

RAMIREZ JANIS M
2129 N LAKESIDE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0046-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

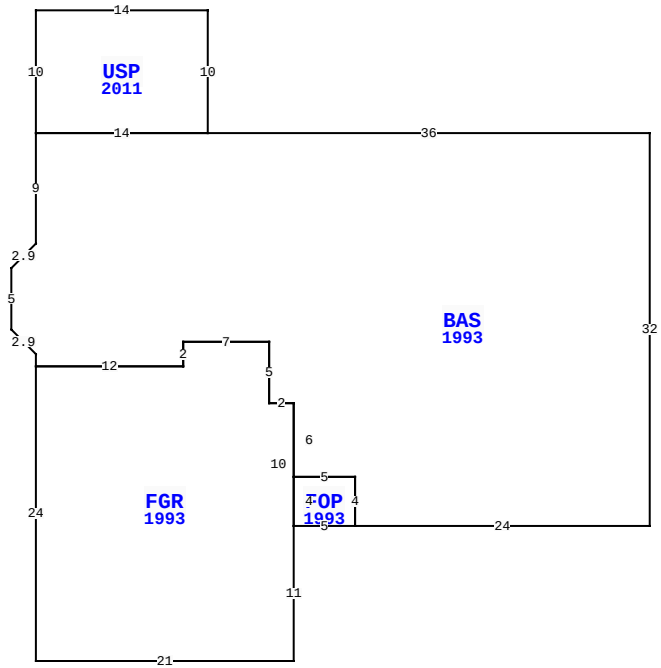
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,313	100	1993	1,313	191,490
FGR	512	55	1993	282	41,127
FOP	20	30	1993	6	875
USP	140	30	2011	42	6,126
TOTALS	1,985			1,643	239,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,643	132.3144	174.66	286,966	1991	1991	0	0	0	16.50	83.50

1 SNGL FAM – 0% - 2025 Heated Area: 1313 HX Base Yr



2610 DELOREAN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	239,617
TOTAL MARKET OB/XF VALUE	2,885
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	422,502
SOH/AGL Deduction	0
ASSESSED VALUE	422,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	422,502
TOTAL JUST VALUE	422,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7142	NEW CONSTR	42,200	04/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1151	7/23/2024	WD	U	I	11	100
GRANTOR: CAPPUCIO FAMILY TRUST						
GRANTEE: RAMIREZ JANIS M						
1890/1061	11/05/2013	QC	U	I	11	100
GRANTOR: CAPPUCIO MICHAEL J &						
GRANTEE: CAPPUCIO MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 USP=[YR=2011] N10 W14 S10 E14$ W14 S9 L2 D2 S5 R2 D2 S1 FGR=[YR=1993] S24 E21 N11 FOP=[YR=1993] E5N4 W5 S4$ N10 W2 N5 W7 S2 W12$E12 N2 E7 S5 E2 S6 E5 S4 E24 N32$.

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	1242	WD DECK A	0	0	14	10	140.00	SF	10.00	10.00	100	1991	1991	3	20	280	
2	0811	CONCRETE B	0	0	0	0	842.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,605	

LAND DESCRIPTION

TOTAL OB/XF 2,885

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	RES	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS