

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

2025

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2004	1,300	165,017
FGR	426	55	2004	234	29,703
FOP	70	30	2004	21	2,666
FSP	160	40	2005	64	8,124
FUS	950	100	2004	950	120,589
PTO	180	5	2011	9	1,142

TOTALS	3,086			2,578	327,241
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	631.00	SF	5.20
2	0810	CONCRETE A	0	0	0	0	83.00	SF	6.50
3	0911	SCRN RM A	0	0	18	10	180.00	SF	17.50

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

REVIEW DATE	01/31/2024	BY	KBA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,578	106.8480	141.04	363,601	2004	2004	0	0
1 SNGL FAM - 0% - 0									
Heated Area: 2250									
HX Base Yr									

96004 MONTEGO BAY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/29/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0	0	0	0	631.00	SF	5.20	5.20	100	2004	2004	3	83	2,723	
2	0810	CONCRETE A	0	0	0	0	83.00	SF	6.50	6.50	100	2004	2004	3	83	448	
3	0911	SCRN RM A	0	0	18	10	180.00	SF	17.50	17.50	100	2024	2023		97	3,056	

TOTAL OB/XF													6,227		
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			
	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.05	250,000.00	262,500.00	262,500.00			

Market:	0	Agricultural:	0	Common:	262,500
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				327,241	
TOTAL MARKET OB/XF VALUE				6,227	
TOTAL LAND VALUE - MARKET				262,500	
TOTAL MARKET VALUE				595,968	
SOH/AGL Deduction				94,368	
ASSESSED VALUE				501,600	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				501,600	
TOTAL JUST VALUE				595,968	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				527,967	

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	SALE PRICE	
2727/1160	7/23/2024	TD U	I	I	11	100	
GRANTOR: CAPPUCIO FAMILY TRUST							
GRANTEE: GRUBER CAPPUCIO REV							
1890/1063	11/05/2013	QC U	I	I	11	100	
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 \$.									