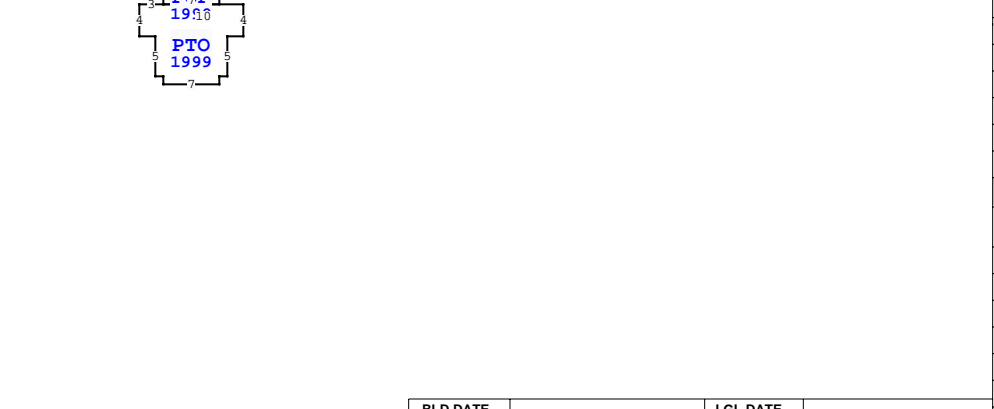


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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	184.53	510,964	1999	1999		0	0	12.50	87.50		
1 SFR CUST - 0% - 2024 Heated Area: 2356 HX Base Yr														



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,147	100	1999	1,147	185,199
FEP	200	80	2011	160	25,834
FGR	440	55	1999	242	39,074
FOP	14	30	1999	4	646
FUS	1,209	100	1999	1,209	195,210
PTO	40	5	1999	2	323
PTO	104	5	1999	5	808
TOTALS	3,154			2,769	447,094

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			447,094
TOTAL MARKET OB/XF VALUE			8,793
TOTAL LAND VALUE - MARKET			210,000
TOTAL MARKET VALUE			665,887
SOH/AGL Deduction			0
ASSESSED VALUE			665,887
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			665,887
TOTAL JUST VALUE			665,887
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			645,910

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

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	0	0	0	1,090.00	SF	6.50	6.50	100	1999	1999	3	75	5,314	
3	0810	CONCRETE A	0	0	44	3	132.00	SF	6.50	6.50	100	1999	1999	3	75	644	

1551 CANOPY DR, FERNANDINA BEACH														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	
														TOTAL OB/XF 8,793			

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 \$ .													

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	000134	C	RES 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							