BLOCK 213 E 100' OF W 130' OF
N 61' OF S72' OF LOT 10 (S-3)
IN OR 2511/951

CAPIZZI SALVATORE MICHAEL
808 DIVISION ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0213-0103

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

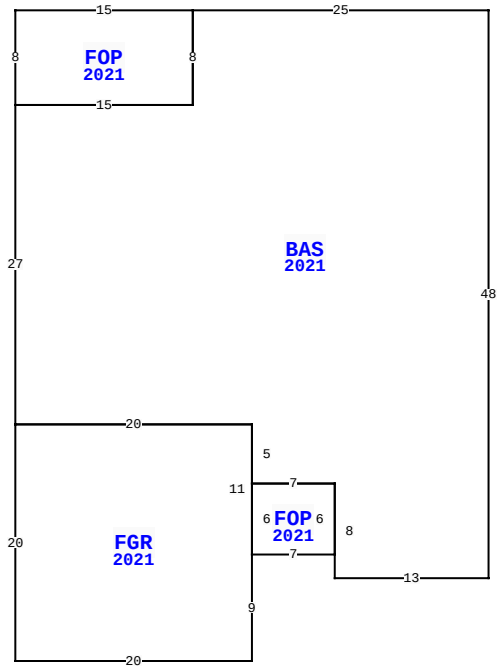
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	2021	1,484	241,060
FGR	400	55	2021	220	35,737
FOP	42	30	2021	13	2,112
FOP	120	30	2021	36	5,848
TOTALS	2,046			1,753	284,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,753	124.3000	164.08	287,632	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2025 Heated Area: 1484 HX Base Yr 2025



808 DIVISION ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		284,756
TOTAL MARKET OB/XF VALUE		11,626
TOTAL LAND VALUE - MARKET		164,700
TOTAL MARKET VALUE		461,082
SOH/AGL Deduction		29,680
ASSESSED VALUE		431,402
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		375,680
TOTAL JUST VALUE		461,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200546	CO ISSUED	0	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/0951	11/04/2021	WD	Q	I	01	424,900
GRANTOR: STRAIGHT CUT CONSTRUC						
GRANTEE: CAPIZZI SALVATORE M						
2450/1377	4/08/2021	QC	U	V	11	100
GRANTOR: SHIELDS JANET C & DAV						
GRANTEE: STRAIGHT CUT CONSTR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W25 FOP=[YR=2021] W15 S8 E15 N8$ S8 W15 S27
FGR=[YR=2021] S20 E20 N9 FOP=[YR=2021] E7 N6 W7 S6$ N11 W20$
E20 S5 E7 S8 E13 N48$.

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	0855	CONC PAVER	0	100	0	0	781.00	SF	10.00	10.00	100	2021	2021	3	99	7,732	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2021	2021	3	96	3,318	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 11,626

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	100		R-2	61.00	100.00	61.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	164,700							

REVIEW DATE 08/10/2021 BY RK Total Acres: 0.00 Total Land Value: 164,700 Market: 0 Agricultural: 0 Common: 164,700 PRINTED 07/30/2025 BY SYS