LOT 68
FLORA PARKE PB 6/137-139

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

2025

25-2N-28-0550-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

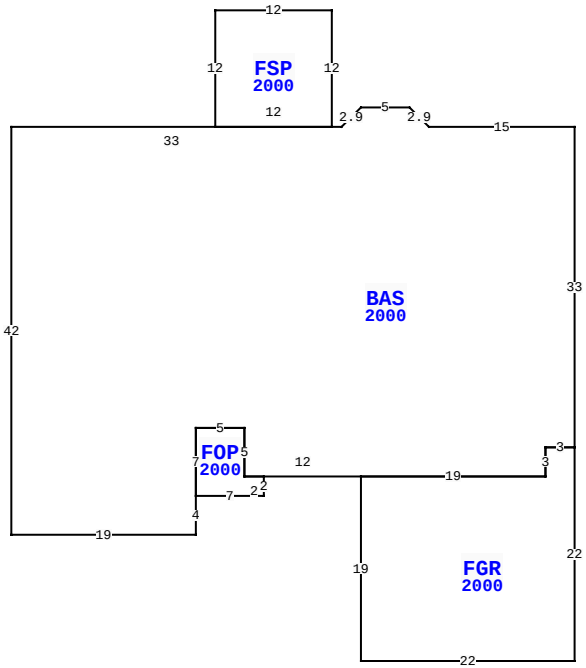
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,182	100	2000	2,182	242,603
FGR	427	55	2000	235	26,128
FOP	39	30	2000	12	1,334
FSP	144	40	2000	58	6,448
TOTALS	2,792			2,487	276,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,487	102.7200	135.59	337,212	2000	2000	0	0	0	18.00	82.00

1 SNGL FAM – 0% - 2025 Heated Area: 2182 HX Base Yr



23987 CREEK PARKE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	276,514
TOTAL MARKET OB/XF VALUE	6,897
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	368,411
SOH/AGL Deduction	0
ASSESSED VALUE	368,411
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,411
TOTAL JUST VALUE	368,411
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007130	NEW CONSTR	100,000	05/01/2000
002438	REPAIR/RRF	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1149	7/23/2024	WD	U	I	11	100
GRANTOR: CAPPUCIO FAMILY TRUST						
GRANTEE: RAMIREZ JANIS M						
1890/1065	11/05/2013	QC	U	I	11	100
GRANTOR: CAPPUCIO MICHAEL J &						
GRANTEE: CAPPUCIO MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W15 U2 L2 W5 D2 L2 W1 FSP=[YR=2000] N12 W12 S12 E12 $ W33 S42 E19 N4 FOP=[YR=2000] E7 N2 W2 N5 W5 S7 $ N7 E5 S5 E12 FGR=[YR=2000] S19 E22 N22 W3 S3 W19 $ E19 N3 E3 N33 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	0	0	0	645.00	SF	6.50	6.50	100	2000	2000	3	77	3,228	
3	0462	ST/AL FNC	0	0	0	0	185.00	SF	10.00	10.00	100	2000	2000	3	27	500	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	48	144	
5	0810	CONCRETE A	0	0	12	2	24.00	SF	6.50	6.50	100	2000	2000	3	77	120	

LAND DESCRIPTION

TOTAL OB/XF 6,897

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS