

GRUBER CAPPUCIO REVOCABLE TRUST/GRUBER CARL A JR T
11071 RIVER CREEK DRIVE EAST
JACKSONVILLE, FL 32223

26-2N-28-0553-0050-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 70
Interior Floo11CLAY TILE 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame02WOOD FRAME 100

Stories
Units
Occupancy1.
 1. 100
 0 100
00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREAMARKET VALUE
BAS	1,998	100	2008	1,998	266,074
FGR	460	55	2008	253	33,692
FOP	72	30	2008	22	2,930
FSP	168	40	2021	67	8,922

TOTALS	2,698			2,340	311,618
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBYECONFNCTNORM% COND

0900012,340109.6620144.75338,71520082008008.0092.00

1 SNGL FAM - 0% - 0Heated Area: 1998HX Base Yr

The diagram illustrates the spatial relationship between different parts of a property. A central rectangular area labeled 'FSP' has dimensions 21 by 21. To its left is a larger rectangular area labeled 'BAS'. Below the BAS area are two smaller rectangular areas labeled 'FGR' and 'FOP'. Various dimension lines indicate distances between corners and midpoints of these shapes.

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE311,618

TOTAL MARKET OB/XF VALUE6,975

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE403,593

SOH/AGL Deduction53,348

ASSESSED VALUE350,245

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE350,245

TOTAL JUST VALUE403,593

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE378,902

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

2727/11577/23/2024TDUII11100

GRANTOR:CAPPUCIO FAMILY TRUST

GRANTEE:GRUBER CAPPUCIO REV

1932/15888/13/2014QCUII11100

GRANTOR:CAPPUCIO MICHAEL J

GRANTEE:CAPPUCIO MICHAEL J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FSP=[YR=2021] N4 W21 S 8 E21 N4 \$ S4 W21
N4 W14 S33 FGR=[YR=2008] S23 E20 N23 W20 \$ E20S 17 E10
FOP=[YR=2008] S3 E9 N6 W1 N3 W7 S6 W1 \$ E1 N6 E7 S3 E12 N47 \$.

LAND DESCRIPTIONTOTAL OB/XF6,975

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT LND UNITUNITDPHT% TOT UNITADJ UNITLAND OTHER YEAR DENSITYDECLFRZYR CONSRV

CRES POND0PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE07/06/2022BYKWTotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/30/2025 BY SYS