



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

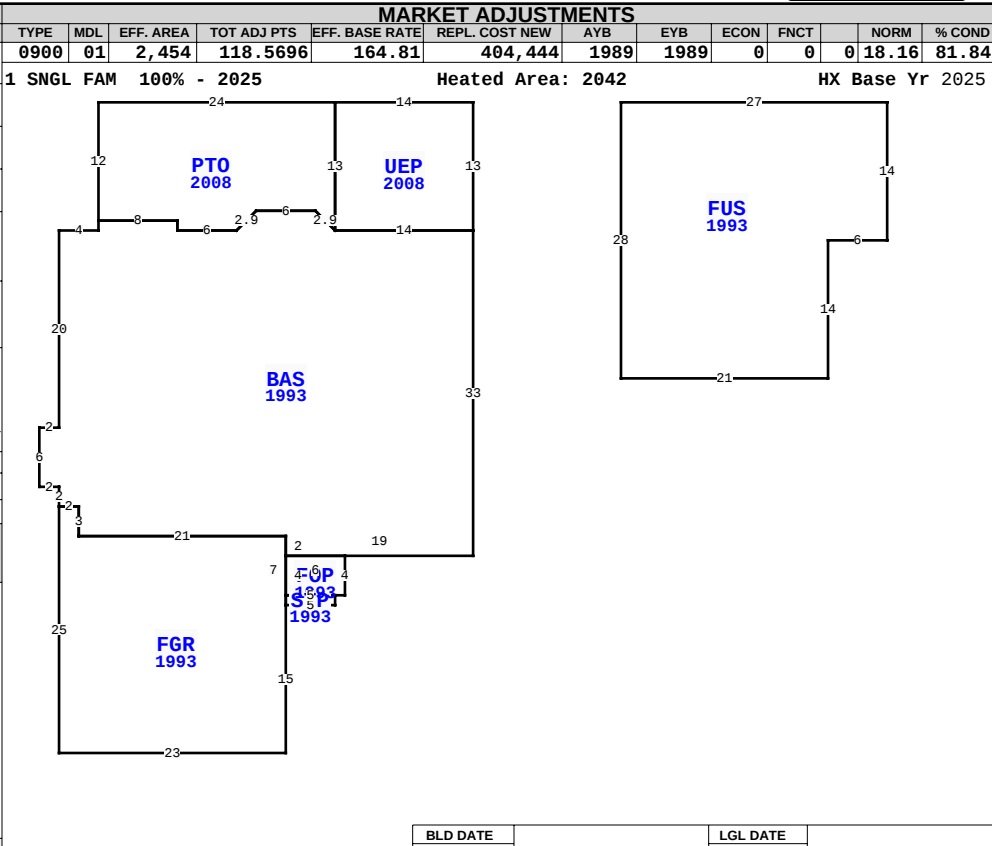
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100	1993	1,370	184,787
FGR	512	55	1993	282	38,036
FOP	24	30	1993	7	944
FUS	672	100	1993	672	90,639
PTO	288	5	2008	14	1,888
STP	5	10	1993	0	0
UEP	182	60	2008	109	14,702
TOTALS	3,053			2,454	330,997

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	100	0	0	
4	0940	SHEDS/PORT	0	100	12	10	

LAND DESCRIPTION			TOTAL OB/XF 1,747																
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
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000		



2129 N LAKESIDE DR, FERNANDINA BEACH

TOTAL OB/XF 1,747		
L N	OB/XF CODE	DESCRIPTION

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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	330,997		
TOTAL MARKET OB/XF VALUE	1,747		
TOTAL LAND VALUE - MARKET	275,000		
TOTAL MARKET VALUE	607,744		
SOH/AGL Deduction	0		
ASSESSED VALUE	607,744		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	556,333		
TOTAL JUST VALUE	607,744		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	595,891		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5821	NEW CONSTR	75,921	06/19/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1153	7/23/2024	WD U	I	I	11	100
GRANTOR: CAPPUCIO FAMILY TRUST						
GRANTEE: RAMIREZ JANIS M						
1890/1060	11/20/2013	QC U	I	I	11	100
GRANTOR: CAPPUCIO MICHAEL J &						
GRANTEE: CAPPUCIO MICHAEL J						

BUILDING NOTES		
BUILDING DIMENSIONS		
UEP=[YR=2008] W14 PTO=[YR=2008] W24 S12 BAS=[YR=1993] S1 W4 S20 W2 S6 E2 S2 FGR=[YR=1993] S25 E23 N15 STP=[YR=1993] E5 N1 FOP=[YR=1993] E1 N4 W6 S4 E5\$ W5 S1\$ N7 W21 N3 W2 \$ E2 S3 E21 S2 E19 N33 W14 U2 L2 W6 D2 L2 W6 N1 W8\$ E8 S1 E6 U2 R2 E6 D2 R2 N13\$ S13 E14 N13\$ PTR= E15 FUS=[YR=1993] E27S14 W6 S14 W21 N28 \$ W15 \$.		