LOT 33
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

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

2026

00-00-30-0315-0033-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

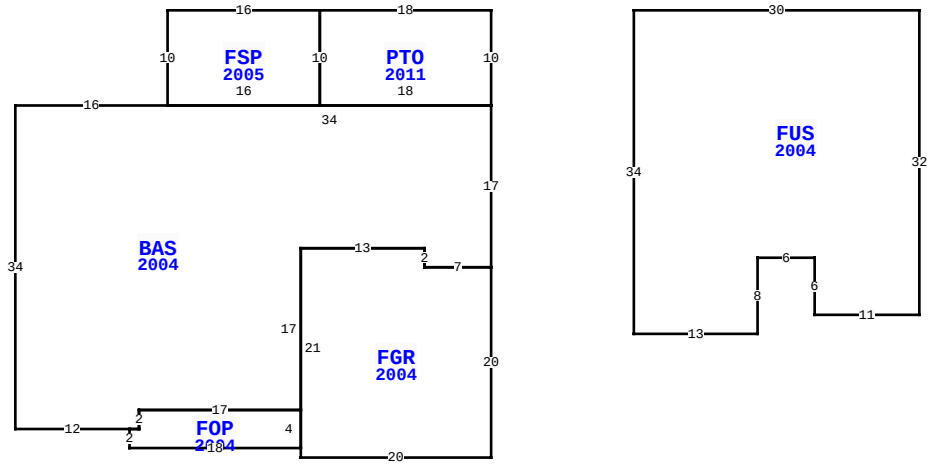
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2004	1,300	172,803
FGR	426	55	2004	234	31,105
FOP	70	30	2004	21	2,792
FSP	160	40	2005	64	8,507
FUS	950	100	2004	950	126,279
PTO	180	5	2011	9	1,197
TOTALS	3,086			2,578	342,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,578	106.8480	148.52	382,885	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 0% - 0 Heated Area: 2250 HX Base Yr



96004 MONTEGO BAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	342,682
TOTAL MARKET OB/XF VALUE	3,013
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	595,695
SOH/AGL Deduction	43,935
ASSESSED VALUE	551,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	551,760
TOTAL JUST VALUE	595,695
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	595,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0312038	NEW CONSTR	158,548	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1160	7/23/2024	TD	U	I	11	100
GRANTOR: CAPPUCIO FAMILY TRUST						
GRANTEE: GRUBER CAPPUCIO REV						
1890/1063	11/05/2013	QC	U	I	11	100
GRANTOR: CAPPUCIO MICHAEL & DO						
GRANTEE: CAPPUCIO MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W18 FSP=[YR=2005] W16 S10 BAS=[YR=2004] W16 S34 E12 FOP=[YR=2004] S2 E18 FGR=[YR=2004] S1 E20 N20 W7 N2 W13 S21 $ N4 W17 S2 W1 $ E1 N2 E17 N17 E13 S2 E7 N17 W34$ E16 N10$ S10 E18 N10$ PTR= E15 FUS=[YR=2004] E30 S32 W11 N6 W6 S8 W13 N34 $ W15 $.

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
3	0911	SCRN RM A	0	0	18	10	180.00	SF	18.00	18.00	100	2024	2023		93	3,013	

LAND DESCRIPTION

TOTAL OB/XF 3,013

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	000134	C	RES POND	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS