LOT 66
PARKWAY NORTH PB 5/263

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

2026

00-00-31-163N-0066-0000

BUILDING CHARACTERISTICS

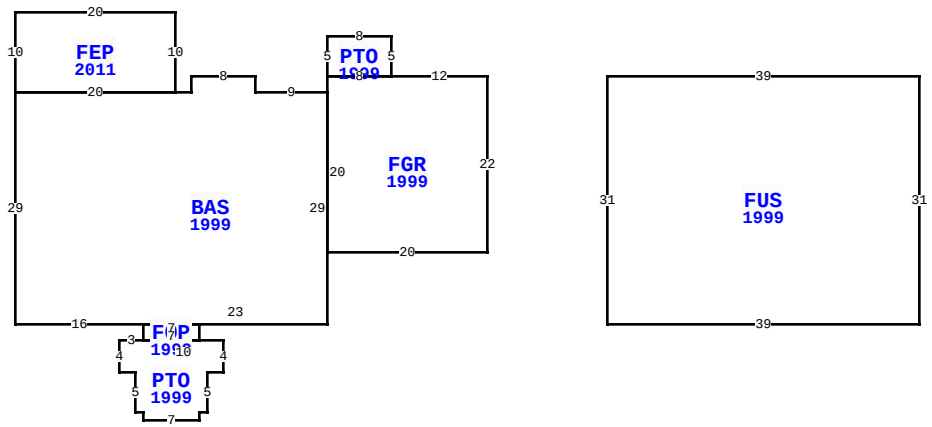
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1072.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,147	100	1999	1,147	193,471
FEP	200	80	2011	160	26,988
FGR	440	55	1999	242	40,820
FOP	14	30	1999	4	675
FUS	1,209	100	1999	1,209	203,929
PTO	40	5	1999	2	338
PTO	104	5	1999	5	843
TOTALS	3,154			2,769	467,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,769	116.7936	193.88	536,854	1999	1999	0	0	0	13.00	87.00

1 SFR CUST 0% - 2024 Heated Area: 2356 HX Base Yr



1551 CANOPY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	467,063
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	679,863
SOH/AGL Deduction	0
ASSESSED VALUE	679,863
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	679,863
TOTAL JUST VALUE	679,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	665,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990214	NEW CONSTR	166,961	04/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2727/1169	7/23/2024	TD	U	I	11	100
GRANTOR: CAPPUCIO FAMILY TRUST						
GRANTEE: GRUBER CAPPUCIO REV						
2679/787	11/10/2023	TD	U	I	11	100
GRANTOR: CAPPUCIO MICHAEL J BY						
GRANTEE: CAPPUCIO FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W12 PTO=[YR=1999] N5 W8 S5 E8 $ W8 S2
BAS=[YR=1999] W9 N2 W8 S2 W2 FEP=[YR=2011] N10 W20 S10 E20
$ W20 S29 E16 FOP=[YR=1999] S2 PTO=[YR=1999] W3 S4 E2 S5 E1
S1 E7 N1 E1 N5 E2 N4 W10 $ E7 N2 W7 $ E23 N29 $ S20 E20 N22 $
PTR= E15 FUS=[YR=1999] E39 S31 W39 N31 $ 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/09/2026 BY SYS