LOT 24
FLORA PARKE PB 6/137-139

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

2026

25-2N-28-0550-0024-0000

BUILDING CHARACTERISTICS

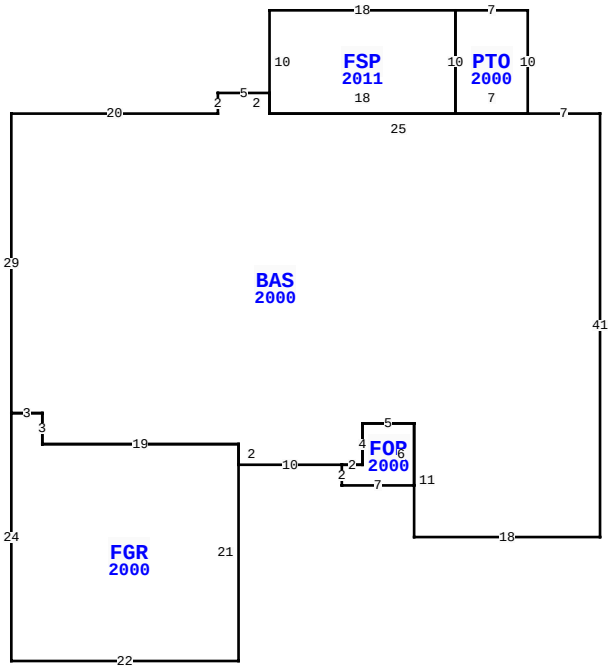
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,001	100	2000	2,001	217,258
FGR	471	55	2000	259	28,121
FOP	34	30	2000	10	1,086
FSP	180	40	2011	72	7,817
PTO	70	5	2000	4	435
TOTALS	2,756			2,346	254,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,346	96.1380	133.63	313,496	2000	2000	0	0	0	18.75	81.25

1 SNGL FAM 0% - 0 Heated Area: 2001 HX Base Yr



23898 FLORA PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	254,716
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	339,716
SOH/AGL Deduction	3,722
ASSESSED VALUE	335,994
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,994
TOTAL JUST VALUE	339,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007502	NEW CONSTR	100,000	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1163	7/23/2024	TD	U	I	11	100
GRANTOR: CAPPUCIO FAMILY TRUST						
GRANTEE: GRUBER CAPPUCIO REV						
1890/1064	11/05/2013	QC	U	I	11	100
GRANTOR: CAPPUCIO MICHAEL J &						
GRANTEE: CAPPUCIO MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W7 PTO=[YR=2000] N10 W7 FSP=[YR=2011] W18 S10 E18 N10 $ S10 E7 $ W25N2 W5 S2 W20 S29 FGR=[YR=2000] S24 E22 N21 W19 N3 W3 $ E3 S3 E19 S2 E10 FOP=[YR=2000] S2 E7 N6 W5 S4 W2$ E2N4 E5 S11 E18 N41 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/09/2026 BY SYS