

BLK 260 TRACTS E,F,G & H OF
LOT 6 IN OR 2404/1802
CITY OF FDNA BEACH S/D OF

RIMONDI JUSTIN & BROOKE
123 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0260-06E0



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 80
Exterior Wall	07 ASB SHNGLE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floor	12 HARDWOOD 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100

Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,293	100	1,293	176,071
FOP	60	30	18	2,451
FSP	280	40	112	15,251
FUS	682	100	682	92,869

TOTALS 2,315 2,105 286,642

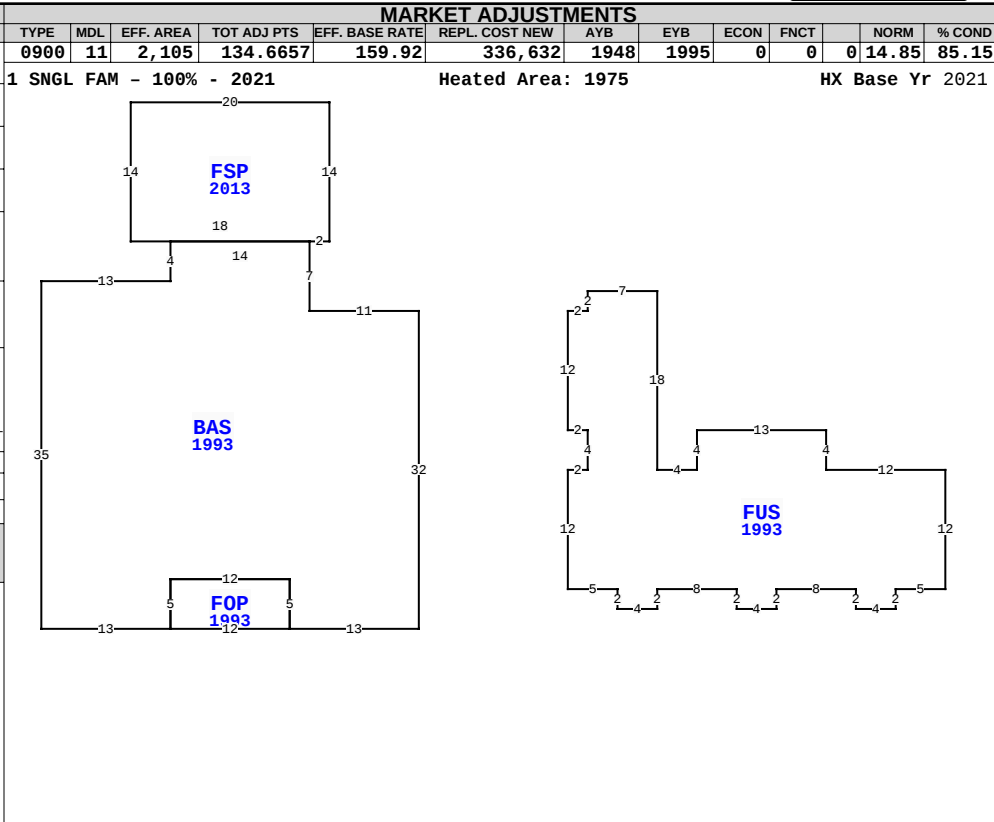
EXTRA FEATURES

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1948	1948	3	20	400	
2	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
4	0812	CONCRETE C	0 100	0	0	2,400.00	SF	4.00	4.00	100	2012	2012	3	94	9,024	
5	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2012	2012	3	94	348	
6	0810	CONCRETE A	0 100	9	5	45.00	SF	6.50	6.50	100	2012	2012	3	94	275	
7	0476	VF 6 SBPL	0 100	0	0	40.00	LF	32.00	32.00	100	2013	2013	3	87	1,114	
8	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	87	522	

LAND DESCRIPTION

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	86.00	204.00	86.00	FF		1.00	1.00	1.00	2,400.00	2,400.00	206,400							

REVIEW DATE 01/14/2021 BY TWA



123 S 15TH ST, FERNANDINA BEACH

BLD DATE	12/09/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 13,123

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	86.00	204.00	86.00	FF		1.00	1.00	1.00	2,400.00	2,400.00	206,400							

Total Acres: 0.00 Total Land Value: 206,400 Market: 0 Agricultural: 0 Common: 206,400

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		286,642
TOTAL MARKET OB/XF VALUE		13,123
TOTAL LAND VALUE - MARKET		206,400
TOTAL MARKET VALUE		506,165
SOH/AGL Deduction		199,536
ASSESSED VALUE		306,629
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,629
TOTAL JUST VALUE		506,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130683	REROUTE KIT.SINK	0	04/03/2013
20130607	REPLACE 3 TON HP	0	03/26/2013
20122547	NEW SEWER LINE	2,000	12/20/2012
20122463	VINYL FENCE	0	12/06/2012
20122441	SECURITY SYSTEM	1,800	12/05/2012
20122332	REROOF W/30YR SHN	10,395	11/19/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2404/1802	10/30/2020	WD	Q	I	01
GRANTOR: ROBINSON RYAN & SARA					SALE PRICE
GRANTEE: RIMONDI JUSTIN & BR					320,000
GRANTOR: MANDISH PATRICIA A					
GRANTEE: ROBINSON RYAN & SAR					

1977/0405 4/22/2015 WD Q I 01 250,000

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N7 FSP=[YR=2013] E2 N14 W20 S14 E18 \$ W14 S4 W13 S35 E13 FOP=[YR=1993] E12 N5 W12 S5 \$ N5 E12 S5 E13 N32 \$ PTR= E15 FUS=[YR=1993] E2 N2 E7 S18 E4 N4 E13 S4 E12 S12 W5 S2 W4 N2 W8 S2 W4 N2 W8 S2 W4 N2 W5 N12 E2 N4 W2 N12 \$ W15 \$.

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