



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,487	100	1,487	128,510
BAS	600	100	600	51,853
FGR	361	55	199	17,198
FOP	35	30	10	864
TOTALS	2,483		2,296	198,425

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	12	20	240.00	SF	20.10	
2	0810	CONCRETE A	0 100	0	0	836.00	SF	6.50	
3	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	
4	0755	FSP	0 100	14	20	280.00	SF	20.00	
5	1242	WD DECK A	0 100	13	17	221.00	SF	6.70	
6	1076	TRELLIS A	0 100	13	17	221.00	SF	3.75	
7	0681	POLE SHED	0 100	12	12	144.00	SF	15.00	
8	0479	VF PICKET	0 100	0	0	40.00	LF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1A	86.00	230.00	86.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,296	107.4080	96.94	222,574	1995	2000	0	0	10.85	89.15
1 SINGLE FAM - 100% - 1996 Heated Area: 2087 HX Base Yr 1996											
715 S 15TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
10,324											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		198,425	
TOTAL MARKET OB/XF VALUE		10,324	
TOTAL LAND VALUE - MARKET		172,000	
TOTAL MARKET VALUE		380,749	
SOH/AGL Deduction		211,378	
ASSESSED VALUE		169,371	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		119,371	
TOTAL JUST VALUE		380,749	
NCON VALUE		1,512	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,298	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100674	H/AC	4,900	04/26/2010
20071912	REPAIR/RRF	2,100	10/10/2007
20032944	REMODEL	1,000	04/17/2003
20032945	H/AC	1,000	04/17/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0681/1463	5/26/1993	WD	Q	V	
GRANTOR: RYMER JOHN & BEV					SALE PRICE
GRANTEE: LOMBARDI WM & KATHY					13,500

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2005] W30 S20 BAS=[YR=1995] W20 S32 E24 N3					
FOP=[YR=1995] E7 FGR=[YR=1995] S19 E19 N19 W19 \$ N5 W7 S5 \$ N5 E7 S5 E19 N29 W30 \$ E30 N20 \$.					