



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
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NEIGHBORHOOD/LOC	1011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,487	100	1,487	134,511
BAS	600	100	600	54,275
FGR	361	55	199	18,001
FOP	35	30	10	904

TOTALS	2,483		2,296	207,693
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	20	240.00	SF	20.10	20.10	100	1995
2	0810	CONCRETE A	0 100	0	0	836.00	SF	6.50	6.50	100	1995
3	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	2005
4	0755	FSP	0 100	14	20	280.00	SF	20.00	20.00	100	2005
5	1242	WD DECK A	0 100	13	17	221.00	SF	6.70	6.70	100	2005
6	1076	TRELLIS A	0 100	13	17	221.00	SF	3.75	3.75	100	2005
7	0681	POLE SHED	0 100	12	12	144.00	SF	15.00	15.00	100	2005
8	0479	VF PICKET	0 100	0	0	40.00	LF	10.00	10.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-1	86.00	230.00	86.00	FF	1.00

REVIEW DATE	05/31/2019	BY	DJA
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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	102.04	234,284	1995	2000	0	0	11.35	88.65
1 SINGLE FAM - 100% - 1996 Heated Area: 2087 HX Base Yr 1996											

715 S 15TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0940	SHEDS/PORT	0 100	12	20	240.00	SF	20.10	20.10	100	1995	1995	3	20	965	
2	0810	CONCRETE A	0 100	0	0	836.00	SF	6.50	6.50	100	1995	1995	3	70	3,804	
3	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	2005	2005	3	24	1,728	
4	0755	FSP	0 100	14	20	280.00	SF	20.00	20.00	100	2005	2005	3	24	1,344	
5	1242	WD DECK A	0 100	13	17	221.00	SF	6.70	6.70	100	2005	2005	3	24	355	
6	1076	TRELLIS A	0 100	13	17	221.00	SF	3.75	3.75	100	2005	2005	3	40	332	
7	0681	POLE SHED	0 100	12	12	144.00	SF	15.00	15.00	100	2005	2005	3	40	864	
8	0479	VF PICKET	0 100	0	0	40.00	LF	10.00	10.00	100	2005	2005	3	66	264	

TOTAL OB/XF											
9,656											

Total Acres: 0.00	Total Land Value: 189,200	Market: 0	Agricultural: 0	Common: 189,200
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		207,693	
TOTAL MARKET OB/XF VALUE		9,656	
TOTAL LAND VALUE - MARKET		189,200	
TOTAL MARKET VALUE		406,549	
SOH/AGL Deduction		232,097	
ASSESSED VALUE		174,452	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		124,452	
TOTAL JUST VALUE		406,549	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		380,749	

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	SALE PRICE	
0681/1463	5/26/1993	WD	Q	V		13,500	
GRANTOR: RYMER JOHN & BEV							
GRANTEE: LOMBARDI WM & KATHY							

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 \$.							