BLOCK 11 LOT 7 (S-1)
IN OR 1959/857
THE PARK PB 4/28

SANTORO FRANCESCO
1555 LISA AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1630-0011-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

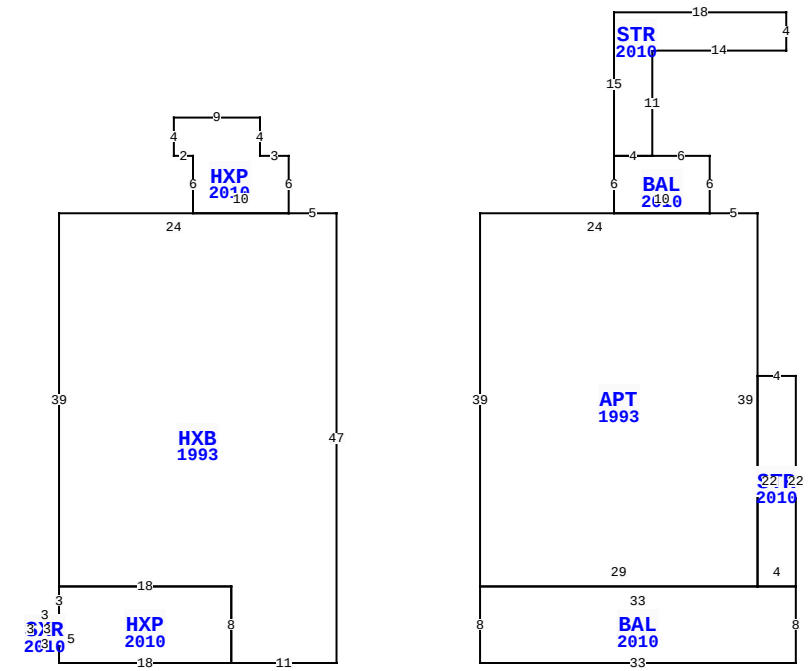
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,131	100	1993	1,131	153,014
BAL	60	15	2010	9	1,218
BAL	264	15	2010	40	5,411
HXB	1,219	100	1993	1,219	164,919
HXP	96	30	2010	29	3,924
HXP	144	30	2010	43	5,818
STR	88	10	2010	9	1,218
STR	116	10	2010	12	1,624
SXR	9	10	2010	1	135
TOTALS	3,127			2,493	337,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,493	122.0160	161.06	401,523	1976	2000	0	0	0	16.00	84.00

1 DUPLEX – 51.81% - 2016 Heated Area: 2350 HX Base Yr 2016



1555 LISA AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		337,279
TOTAL MARKET OB/XF VALUE		19,262
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		756,541
SOH/AGL Deduction		364,791
ASSESSED VALUE		391,750
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		341,028
TOTAL JUST VALUE		756,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		741,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091306	REMODEL	5,000	09/28/2009
20060413	REPAIR/RRF	3,200	03/01/2006
20034297	REMODEL	1,000	12/11/2003
20034217	REMODEL	1,000	12/02/2003
20034218	H/AC	4,000	12/02/2003
19969716	REMODEL	312	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1959/0857	1/24/2015	WD	Q	I	02	300,000
GRANTOR: LINGANE DEBORAH J WIL						
GRANTEE: SANTORO FRANCESCO						
1210/1755	2/26/2004	WD	U	V	07	100
GRANTOR: WILLIAMS DEBORAH J						
GRANTEE: WILLIAMS DEBORAH J						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W5 HXP=[YR=2010] N6 W3 N4 W9 S4 E2 S6 E10$ W24 S39 HXP=[YR=2010] S3 SXR=[YR=2010] W3S3E3N3$ S5 E18 N8 W18 $ E18 S8 E11 N47 $ PTR= E15 APT=[YR=1993] S39 BAL=[YR=2010] S8E33N8 STR=[YR=2010] N22W4 S22E4$ W33$ E29N39 W5 BAL=[YR=2010] N6W6 STR=[YR=2010] N11E14N4W18S15E4$ W4S6E10$ W24$ 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	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2015	2015	3	65	5,616	
2	0855	CONC PAVER	0	100	0	0	2,052.00	SF	7.00	7.00	100	2015	2015	3	95	13,646	

LAND DESCRIPTION

TOTAL OB/XF 19,262

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	000800	C	MULTI-FAMILY	100	0006	R-1	55.00	125.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS