

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

2025

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,293	100	1993	1,293	193,184
FOP	60	30	1993	18	2,690
FSP	280	40	2013	112	16,734
FUS	682	100	1993	682	101,895

TOTALS	2,315			2,105	314,502
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00
3	0812	CONCRETE C	0 100	0	0	2,400.00	SF	4.00	4.00
4	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50
5	0810	CONCRETE A	0 100	9	5	45.00	SF	6.50	6.50
6	0476	VF 6 SBPL	0 100	0	0	40.00	LF	32.00	32.00
7	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	86.00	204.00	86.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,105	134.6657	177.76	374,185	1948	1995	0	0	0 15.95	84.05
1 SNGL FAM - 100% - 2021											
Heated Area: 1975											
HX Base Yr 2021											

123 S 15TH ST, FERNANDINA BEACH	BLD DATE 12/09/2013	KK	LGL DATE	03/25/2024	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	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	
3	0812	CONCRETE C	0 100	0	0	2,400.00	SF	4.00	4.00	100	2012	2012	3	92	8,832	
4	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2012	2012	3	92	341	
5	0810	CONCRETE A	0 100	9	5	45.00	SF	6.50	6.50	100	2012	2012	3	92	269	
6	0476	VF 6 SBPL	0 100	0	0	40.00	LF	32.00	32.00	100	2013	2013	3	83	1,062	
7	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	83	498	

TOTAL OB/XF										12,842									
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
1	000100	C	RES	100	0006	R-1	86.00	204.00	86.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	240,800		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		314,502	
TOTAL MARKET OB/XF VALUE		12,842	
TOTAL LAND VALUE - MARKET		240,800	
TOTAL MARKET VALUE		568,144	
SOH/AGL Deduction		243,157	
ASSESSED VALUE		324,987	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		274,265	
TOTAL JUST VALUE		568,144	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		553,550	

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					
GRANTEE: RIMONDI JUSTIN & BR					
1977/0405	4/22/2015	WD	Q	I	01
GRANTOR: MANDISH PATRICIA A					
GRANTEE: ROBINSON RYAN & SAR					

BUILDING NOTES									
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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 \$.									