



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 Floo	14 CARPET 80
Interior Floo	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,487	100	1995	1,487	140,792
BAS	600	100	2005	600	56,809
FGR	361	55	1995	199	18,842
FOP	35	30	1995	10	947
TOTALS	2,483			2,296	217,389

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	20	240.00	SF	20.10	20.10
2	0810	CONCRETE A	0 100	0	0	836.00	SF	6.50	6.50
3	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00
4	0755	FSP	0 100	14	20	280.00	SF	20.00	20.00
5	1242	WD DECK A	0 100	13	17	221.00	SF	6.70	6.70
6	1076	TRELLIS A	0 100	13	17	221.00	SF	3.75	3.75
7	0681	POLE SHED	0 100	12	12	144.00	SF	15.00	15.00
8	0479	VF PICKET	0 100	0	0	40.00	LF	10.00	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	RES	100		R-1	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
0100	01	2,296	107.4080	107.41	246,613	1995	2000	0	0
1 SINGLE FAM - 100% - 1996									
Heated Area: 2087									
HX Base Yr 1996									
715 S 15TH ST, FERNANDINA BEACH									

TOTAL OB/XF									
9,134									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	20	240.00	SF	20.10	20.10
2	0810	CONCRETE A	0 100	0	0	836.00	SF	6.50	6.50
3	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					217,389				
TOTAL MARKET OB/XF VALUE					9,134				
TOTAL LAND VALUE - MARKET					189,200				
TOTAL MARKET VALUE					415,723				
SOH/AGL Deduction					236,212				
ASSESSED VALUE					179,511				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					128,789				
TOTAL JUST VALUE					415,723				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					406,549				

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 \$.									