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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

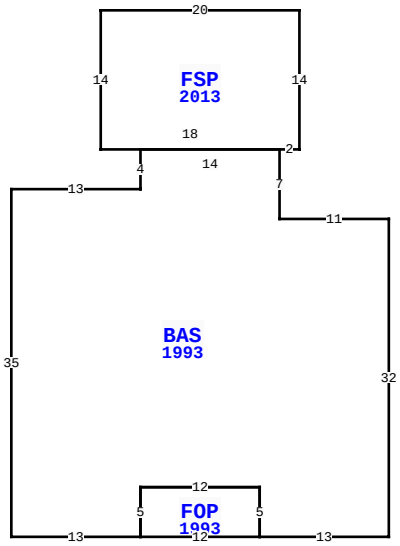
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	07	ASB SHNGLE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	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	

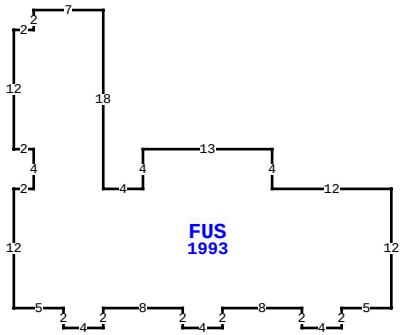
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,293	100	1993	1,293	202,101
FOP	60	30	1993	18	2,813
FSP	280	40	2013	112	17,506
FUS	682	100	1993	682	106,599
TOTALS	2,315			2,105	329,019

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	187.19	394,035	1948	1995	0	0	0	16.50	83.50

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	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		329,019
TOTAL MARKET OB/XF VALUE		1,840
TOTAL LAND VALUE - MARKET		240,800
TOTAL MARKET VALUE		571,659
SOH/AGL Deduction		237,897
ASSESSED VALUE		333,762
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		282,351
TOTAL JUST VALUE		571,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,144

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	SALE PRICE
2404/1802	10/30/2020	WD	Q	I	01	320,000
GRANTOR: ROBINSON RYAN & SARA						
GRANTEE: RIMONDI JUSTIN & BR						
1977/0405	4/22/2015	WD	Q	I	01	250,000
GRANTOR: MANDISH PATRICIA A						
GRANTEE: ROBINSON RYAN & SAR						

BUILDING NOTES

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 $.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 1,840

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	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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 240,800 Market: 0 Agricultural: 0 Common: 240,800 PRINTED 07/09/2026 BY SYS