BLOCK 263 S1/2 OF 7
IN OR 681/1463
CITY OF FDNA BEACH

LOMBARDI WILLIAM & KATHERINE
715 S 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0263-0072

BUILDING CHARACTERISTICS

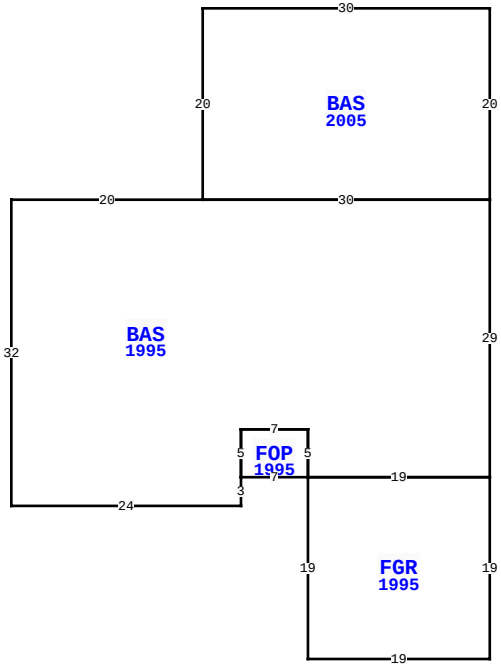
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	146,993
BAS	600	100	2005	600	59,311
FGR	361	55	1995	199	19,671
FOP	35	30	1995	10	989
TOTALS	2,483			2,296	226,964

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	112.78	258,943	1995	2000	0	0	0	12.35	87.65

1 SINGLE FAM 100% - 1996 Heated Area: 2087 HX Base Yr 1996



715 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		226,964
TOTAL MARKET OB/XF VALUE		5,359
TOTAL LAND VALUE - MARKET		210,700
TOTAL MARKET VALUE		443,023
SOH/AGL Deduction		258,665
ASSESSED VALUE		184,358
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,947
TOTAL JUST VALUE		443,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,723

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

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 $.

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	20	240.00	SF	20.10	20.10	100	1995	1995	3	20	965	
3	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2005	2005	3	21	1,512	
4	0755	FSP	0	100	14	20	280.00	SF	20.00	20.00	100	2005	2005	3	21	1,176	
5	1242	WD DECK A	0	100	13	17	221.00	SF	6.70	6.70	100	2005	2005	3	21	311	
6	1076	TRELLIS A	0	100	13	17	221.00	SF	3.75	3.75	100	2005	2005	3	85	704	
7	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2005	2005	3	32	691	

LAND DESCRIPTION

TOTAL OB/XF 5,359

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		R-1	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	210,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,700 Market: 0 Agricultural: 0 Common: 210,700 PRINTED 07/09/2026 BY SYS