

LOT 43  
IN OR 1945/1913  
GOLF SIDE @ SUMMER BCH 1PB5/114

SAUNDERS ALAN R & ELYSE  
1635 RIGGING WAY  
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0043-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 05 AVERAGE 90     |
| Exterior Wall            | 20 FACE BRICK 10  |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 90     |
| Interior Wall            | 08 DECORATIVE 10  |
| Interior Floor           | 11 CLAY TILE 60   |
| Interior Floor           | 14 CARPET 40      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 4 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 100            |
| Units                    | 0 100             |

|          |                     |
|----------|---------------------|
| Quality  | 06 Quality Level 06 |
| DOR CODE | 0100 SINGLE FAMILY  |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 03 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 3019.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,217            | 100         | 2,217        | 412,200              |
| DCK       | 102              | 10          | 10           | 1,859                |
| DCK       | 358              | 10          | 36           | 6,693                |
| FGR       | 572              | 55          | 315          | 58,567               |
| FOP       | 80               | 30          | 24           | 4,463                |
| FOP       | 191              | 30          | 57           | 10,598               |
| FSP       | 384              | 40          | 154          | 28,632               |
| FUS       | 1,135            | 100         | 1,135        | 211,027              |
| TOTALS    | 5,039            |             | 3,948        | 734,039              |

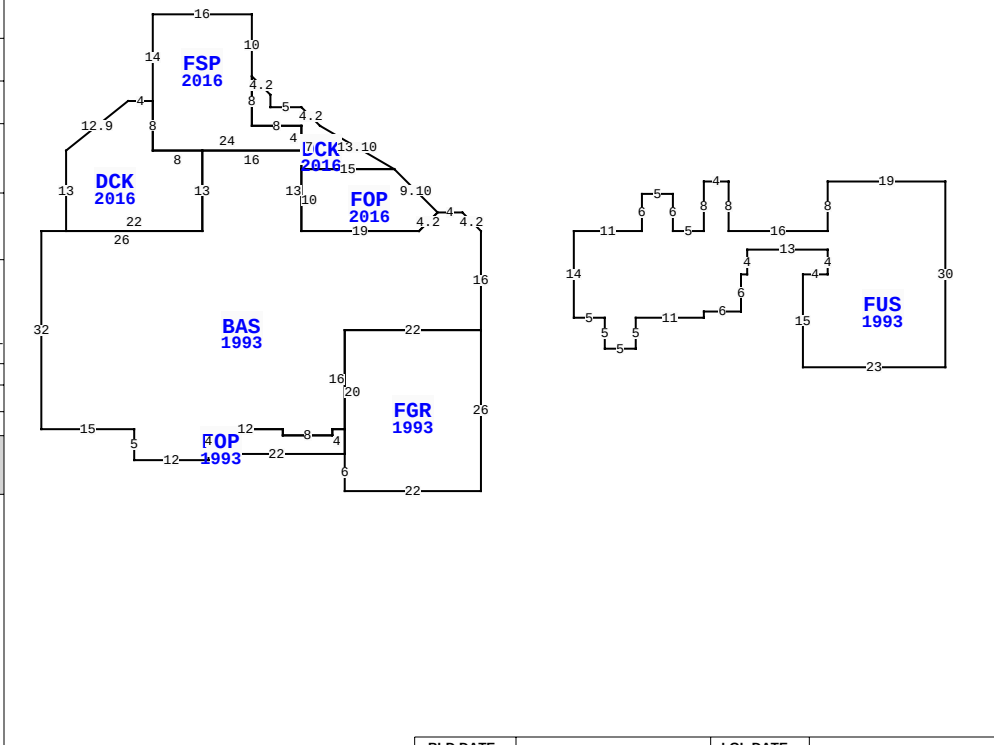
|                |  |
|----------------|--|
| EXTRA FEATURES |  |
|----------------|--|

| L N | OB/IF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/IF MKT VALUE | NOTES |
|-----|------------|-------------|---------|---|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0504       | FP-ELECTRI  | 0 100   | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 1992    | 1992        | 3 | 74     | 1,480           |       |
| 3   | 0858       | SCULP CONC  | 0 100   | 0 | 0 | 136.00   | SF | 13.00    | 13.00          | 100       | 1992    | 1992        | 3 | 89     | 1,574           |       |
| 4   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 608.00   | SF | 10.00    | 10.00          | 100       | 2016    | 2016        | 3 | 97     | 5,898           |       |
| 5   | 1242       | WD DECK A   | 0 100   | 0 | 0 | 276.00   | SF | 10.00    | 10.00          | 100       | 1992    | 1992        | 3 | 20     | 552             |       |
| 6   | 0877       | JACUZZI     | 0 100   | 0 | 0 | 1.00     | UT | 1,000.00 | 1,000.00       | 100       | 1992    | 1992        | 3 | 20     | 200             |       |
| 7   | 0861       | POOL GUNIT  | 0 100   | 0 | 0 | 369.00   | SF | 85.00    | 85.00          | 100       | 1992    | 1992        | 3 | 20     | 6,273           |       |
| 8   | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 2,148.00 | SF | 4.00     | 4.00           | 100       | 1992    | 1992        | 3 | 66     | 5,671           |       |
| 9   | 0462       | ST/AL FNC   | 0 100   | 0 | 0 | 720.00   | SF | 10.00    | 10.00          | 100       | 2012    | 2012        | 3 | 71     | 5,112           |       |

| LAND DESCRIPTION |          |     |                      |     |     |  |
|------------------|----------|-----|----------------------|-----|-----|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | F D |  |
| 1                | 000140   | C   | SFR GOLF A           | 100 |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |

|             |            |    |     |              |      |                   |         |         |   |               |   |         |         |                           |
|-------------|------------|----|-----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|---------------------------|
| REVIEW DATE | 01/14/2021 | BY | KBA | Total Acres: | 0.00 | Total Land Value: | 425,000 | Market: | 0 | Agricultural: | 0 | Common: | 425,000 | PRINTED 08/02/2023 BY SYS |
|-------------|------------|----|-----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|---------------------------|

| MARKET ADJUSTMENTS       |     |           |             |                   |                |      |      |                 |      |       |        |
|--------------------------|-----|-----------|-------------|-------------------|----------------|------|------|-----------------|------|-------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT | NORM  | % COND |
| 0500                     | 11  | 3,948     | 145.4274    | 207.23            | 818,144        | 1992 | 2002 | 0               | 0    | 10.28 | 89.72  |
| 1 SFR CUST - 100% - 2015 |     |           |             | Heated Area: 3352 |                |      |      | HX Base Yr 2015 |      |       |        |



|                                    |
|------------------------------------|
| 1635 RIGGING WAY, FERNANDINA BEACH |
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| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 8              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 734,039     |        |
| TOTAL MARKET OB/XF VALUE  |  | 26,760      |        |
| TOTAL LAND VALUE - MARKET |  | 425,000     |        |
| TOTAL MARKET VALUE        |  | 1,185,799   |        |
| SOH/AGL Deduction         |  | 456,352     |        |
| ASSESSED VALUE            |  | 729,447     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 679,447     |        |
| TOTAL JUST VALUE          |  | 1,185,799   |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 1,018,638   |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1529908   | CO ISSUED   | 0       | 02/10/2016 |
| B1530871   | SCRNENC     | 26,156  | 07/01/2015 |
| B1529908   | REMODEL     | 90,000  | 02/01/2015 |
| 7672       | NEW CONSTR  | 133,039 | 11/08/1991 |

| SALES DATA                     |            |              |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1945/1913                      | 10/21/2014 | WD           | Q      | I      | 01        | 700,000       |
| GRANTOR: JUSTICE JOHN WILLIAM  |            |              |        |        |           |               |
| GRANTEE: SAUNDERS ALAN R & E   |            |              |        |        |           |               |
| 1757/1573                      | 9/27/2011  | WD           | Q      | I      | 02        | 580,000       |
| GRANTOR: EDWARDS SAMUEL TAYLOR |            |              |        |        |           |               |
| GRANTEE: JUSTICE JOHN W IV     |            |              |        |        |           |               |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=1993] L3 U3 W4 FOP=[YR=2016] U7 L7 DCK=[YR=2016] U7 L12 U3 L3 W5 N2 U3 L3 FSP=[YR=2016] N10 W16 S14 DCK=[YR=2016] W4 D8 L10 S13 E22 N13 W8 N8\$ S8 E24 N4 W8 N8\$ S8 E8 S7 E15\$ W15 S10 E19 U3 R3 \$ D3 L3 W19 N13 W16S13 W26 S32 E15 S5 E12 N1 FOP=[YR=1993] E22 FGR=[YR=1993] S6E22 N26 W22 S20 \$ N4 W2 S1 W8 N1 W12 S4 \$ N4 E12 S1 E8 N1 E2 N16 E22 N16 \$ PTR= E15 FUS=[YR=1993] E11N6 E5 S6 E5 N8 E4 S8 E16 N8 E19 S30 W23 N15 E4 N4 W13 S4 W1 S6 W6 S1 W11 S5 W5 N5 W5 N14 \$ W15 \$ . |  |