

LOT 46 & PT SEC 12-2N-28E  
PAR 5-2 IN OR 2302/257  
GOLFIDE AT SUMMER BEACH #1

BEALL CAROLYN C  
1653 RIGGING WAY  
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0046-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 14 WD SHINGLE 60  |
| Exterior Wall            | 10 ABOVE AVG 40   |
| Roof Structure           | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 70      |
| Interior Floor           | 11 CLAY TILE 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 4 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 2. 100         |
| Units                    | 0 100             |

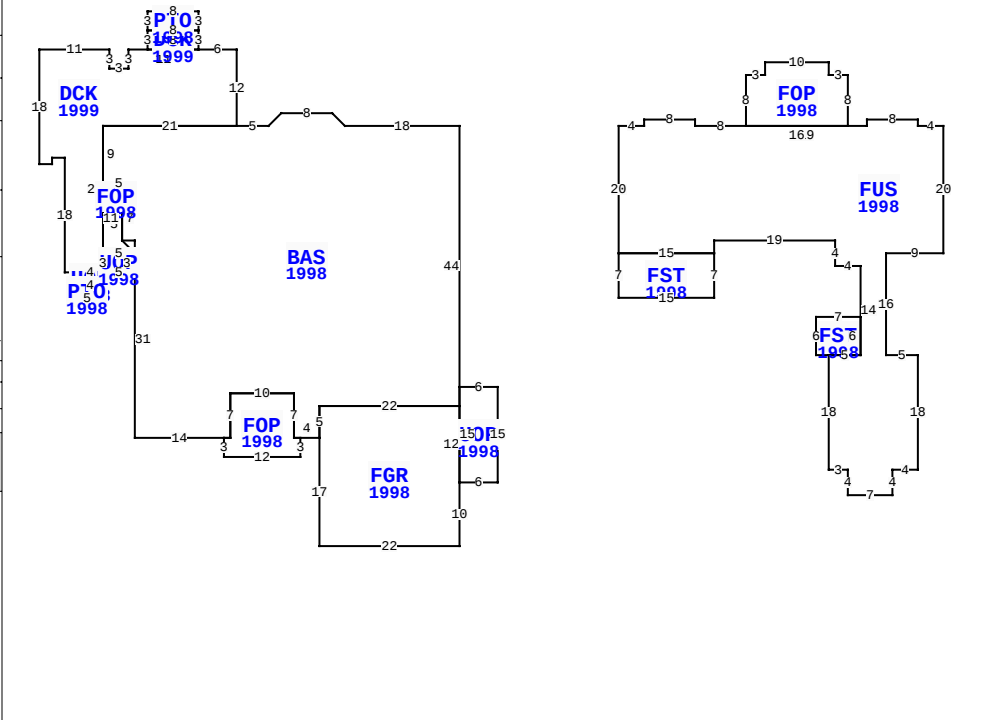
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|------------------|---------|------------------|----|
| Quality          | 06      | Quality Level 06 |    |
| DOR CODE         | 0100    | SINGLE FAMILY    |    |
| MAP NUM          |         | MKT AREA         | 03 |
| NEIGHBORHOOD/LOC | 3019.00 |                  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,398            | 100         | 2,398        | 462,172              |
| DCK       | 24               | 10          | 2            | 386                  |
| DCK       | 523              | 10          | 52           | 10,022               |
| FGR       | 484              | 55          | 266          | 51,267               |
| FOP       | 41               | 30          | 12           | 2,312                |
| FOP       | 106              | 30          | 32           | 6,167                |
| FOP       | 148              | 30          | 44           | 8,480                |
| FST       | 42               | 55          | 23           | 4,433                |
| FST       | 105              | 55          | 58           | 11,178               |
| FUS       | 1,350            | 100         | 1,350        | 260,189              |
| TOTALS    | 5,368            |             | 4,261        | 821,232              |

| TOTALS         |            | 17,800      | 4,201 |     | 321,201 |   |  |
|----------------|------------|-------------|-------|-----|---------|---|--|
| EXTRA FEATURES |            |             |       |     |         |   |  |
| L N            | OB/XF CODE | DESCRIPTION | BLD   | CAP | L       | W |  |
| 1              | 0504       | FP-ELECTRI  | 0     | 100 | 0       | 0 |  |
| 2              | 0855       | CONC PAVER  | 0     | 100 | 0       | 0 |  |
| 3              | 0855       | CONC PAVER  | 0     | 100 | 0       | 0 |  |
| 4              | 0855       | CONC PAVER  | 0     | 100 | 0       | 0 |  |
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| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 000140   | C   | SFR GOLF A           | 100 | 000 |
|                  |          |     |                      |     |     |
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| MARKET ADJUSTMENTS       |     |           |             |                |                |                   |      |      |                 |      |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|------|-----------------|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON | FNCT            | NORM | % COND |
| 0500                     | 11  | 4,261     | 142.0716    | 202.45         | 862,639        | 1998              | 2012 | 0    | 0               | 4.80 | 95.20  |
| 1 SFR CUST - 100% - 2020 |     |           |             |                |                | Heated Area: 3748 |      |      | HX Base Yr 2020 |      |        |



\*\* This building has 15 Sub-Areas

1653 RIGGING WAY, FERNANDINA BEACH

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 9,724       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 8              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 821,232     |        |
| TOTAL MARKET OB/XF VALUE  |  | 9,724       |        |
| TOTAL LAND VALUE - MARKET |  | 425,000     |        |
| TOTAL MARKET VALUE        |  | 1,255,956   |        |
| SOH/AGL Deduction         |  | 684,364     |        |
| ASSESSED VALUE            |  | 571,592     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 521,592     |        |
| TOTAL JUST VALUE          |  | 1,255,956   |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 1,081,740   |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B9703839   | NEW CONSTR  | 128,949 | 04/01/1997 |

| SALES DATA                     |           |           |       |       |         |
|--------------------------------|-----------|-----------|-------|-------|---------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD  |
| 2302/0257                      | 9/03/2019 | WD Q      | I     | 01    |         |
| GRANTOR: TABLER BRYAN G & KARE |           |           |       |       |         |
| GRANTEE: BEALL CAROLYN C       |           |           |       |       |         |
| 1736/1061                      | 5/02/2011 | WD Q      | I     | 01    | 650,000 |
| GRANTOR: SMITH BETTYE R        |           |           |       |       |         |
| GRANTEE: TABLER BRYAN G & KA   |           |           |       |       |         |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| BAS=[YR=1998] W18 U2 L2 W8 D2 L2 W5 DCK=[YR=1999] N12 W6 DCK=[YR=1999] N3 PTO=[YR=1998] N3 W8 S3 E8 \$ W8 S3 E8 \$ W11 S3 W3 N3 W11 S18 E2 N1 E2 S18 E2 UOP=[YR=1998] S2 PTO=[YR=1998] W1 S2 E5 N2 W4 \$ E4 N2 W4 \$ E4 UOP=[YR=1998] E5 N3 W5 S3 \$ N3 FOP=[YR=1998] E5 U2 L2 N5 R2 U2 N2 W5 S11 \$ N20 E21 \$ W21 S9 E5 S2 W2 S7 E2 S31 E14 FOP=[YR=1998] S3 E12 N3 W1 N7 W10 S7 W1 \$ E1 N7 E10 S7 E4 FGR=[YR=1998] S17 E22 N10 UOP=[YR=1998] E6 N15 W6 S15 \$ N12 W22 S5 \$ N5 E22 N44 \$ PTR= E25 FUS=[YR=1998] E4 N1 E8 S1 E8 FOP=[YR=1998] N8 E3 N2 E10 S2 E3 S8 W16 \$ E19 N1 E8 S1 E4 S20 W9 S16 E5 S18 W4 S4 W7 N4 W3 N18 FST=[YR=1998] E5 N6 W7 S6 E2 \$ E5 N14 W4 N4 W19 S2 FST=[YR=1998] S7 W15 N7 E15 \$ W15 N20 \$ W25 \$ . |  |