LOT 47 & PT 12-2N-28E PAR 5-5
OR 2223/632 & OR 1130/1502
GOLFSIDE AT SUMMER BEACH #1

MORRIS FAMILY TRUST/JASINSKI KATIE M CO-TRUSTEE
3654 CHAMPION ROAD
ROCK HILL, SC 29730

2023

00-SB-30-065A-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

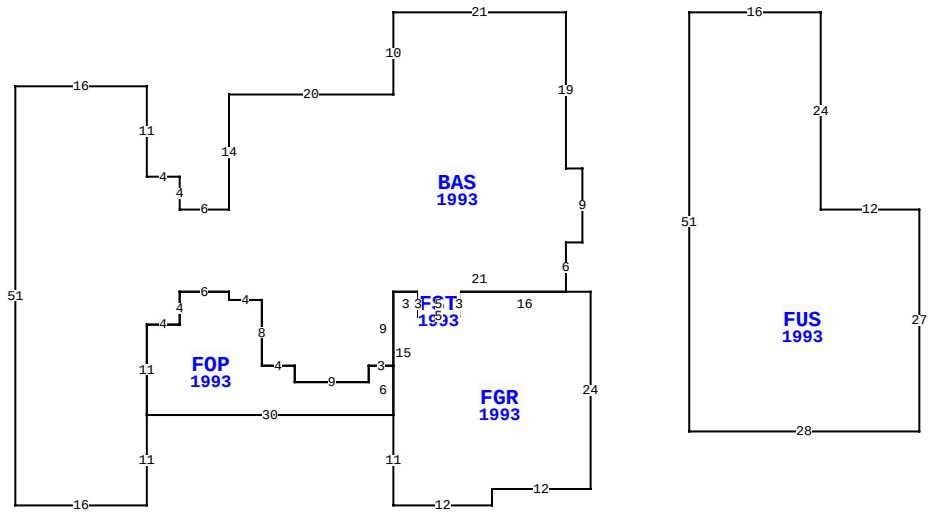
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	14	WD SHINGLE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
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	2,326	100	2,326	368,143
FGR	585	55	322	50,964
FOP	268	30	80	12,662
FST	15	55	8	1,266
FUS	1,140	100	1,140	180,431
TOTALS	4,334		3,876	613,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,876	132.2244	188.42	730,316	1990	1990	0	0	0	16.00	84.00

1 SFR CUST – 0% - 0 Heated Area: 3466 HX Base Yr



1657 RIGGING WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	613,465
TOTAL MARKET OB/XF VALUE	29,789
TOTAL LAND VALUE - MARKET	425,000
TOTAL MARKET VALUE	1,068,254
SOH/AGL Deduction	237,751
ASSESSED VALUE	830,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	830,503
TOTAL JUST VALUE	1,068,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	914,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0363621	ADDITION	10,500	05/01/2003
6244	NEW CONSTR	188,485	01/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2223/0632	5/30/2018	QC	U	I	11	100
GRANTOR: MORRIS SALLYANN						
GRANTEE: MORRIS FAMILY TRUST						
0543/1245	5/25/1988	WD	U	V	07	63,800
GRANTOR: SUMMER BCH AMENITIES						
GRANTEE: MORRIS WM & SALLYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S10 W20 S14 W6 N4 W4 N11 W16 S51 E16 N11
FOP=[YR=1993] E30 FGR=[YR=1993] S11 E12 N2 E12 N24 W16
FST=[YR=1993] W5 S3 E5 N3$ S3 W5 N3 W3 S15$ N6 W3 S2 W9 N2 W4
N8 W4 N1 W6 S4 W4 S11 $ N11 E4 N4 E6 S1 E4 S8 E4 S2 E9 N2 E3
N9 E21N6 E2 N9 W2 N19 $ PTR=E15 FUS=[YR=1993] E16 S24 E12 S27
W28 N51$ 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400	
2	0825	BRICK	0	0	0	0	697.00	SF	12.50	12.50	100	1990	1990	3	87	7,580	
3	0810	CONCRETE A	0	0	0	0	175.00	SF	6.50	6.50	100	1990	1990	3	62	705	
4	0858	SCULP CONC	0	0	0	0	608.00	SF	13.00	13.00	100	1990	1990	3	87	6,876	
5	1125	CB/STC 6"	0	0	34	6	204.00	SF	7.35	7.35	100	1990	1990	3	62	930	
6	0858	SCULP CONC	0	0	0	0	813.00	SF	13.00	13.00	100	2003	2003	3	96	10,146	
7	0910	SCRN RM L	0	0	0	0	652.00	SF	15.00	15.00	100	2003	2003	3	22	2,152	

LAND DESCRIPTION

TOTAL OB/XF 29,789

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	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	425,000							

REVIEW DATE 04/12/2017 BY DJX Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS