



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	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		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	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
BAS	2,481	100	2,481
FGR	450	55	248
FOP	48	30	14
FOP	293	30	88
TOTALS	3,272		2,831
			406,488

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	CUST	- 0%	- 0								Heated Area: 2481	
												HX Base Yr	

4720 RIGGING DR, FERNANDINA BEACH

L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
3	0861	POOL GUNIT	0	0	0	0	283.00	SF	85.00	85.00	100	1996	1996	3	20	4,811	
4	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	1996	1996	3	73	133	
5	0845	KOOL DECK	0	0	0	0	372.00	SF	7.25	7.25	100	1996	1996	3	73	1,969	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
7	0910	SCRN RM L	0	0	0	0	627.00	SF	15.00	15.00	100	1996	1996	3	20	1,881	
8	0855	CONC PAVER	0	0	0	0	2,566.00	SF	7.00	7.00	100	2007	2007	3	89	15,986	
9	1125	CB/STC 6"	0	0	6	73	438.00	SF	7.35	7.35	100	1997	1997	3	75	2,414	

LAND DESCRIPTION																		TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		406,488	
TOTAL MARKET OB/XF VALUE		30,194	
TOTAL LAND VALUE - MARKET		425,000	
TOTAL MARKET VALUE		861,682	
SOH/AGL Deduction		97,194	
ASSESSED VALUE		764,488	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		764,488	
TOTAL JUST VALUE		861,682	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		740,068	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602519	XFOB	6,622	01/01/1996
B9502473	SWIM POOL	18,100	12/01/1995
B9502210	NEW CONSTR	96,705	09/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1600/1977	12/08/2008	WD	Q	I	01	650,000
GRANTOR: COOPER ANITA						
GRANTEE: BELLINGHAM BARBARA						
0731/0918	6/13/1995	WD	Q	V		61,800
GRANTOR: CHMELY ROBERT M & NAN						
GRANTEE: COOPER ANITA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1996] W2 FOP=[YR=1996] N9 W35 D3 R3 S6 E32 \$ W32 N6 L3 U3 W7 N13 W18 S21 W7 S30 E4 FGR=[YR=1996] S22 E5 S1 E10 N1 E5 N22 W20 \$ E20 N1 E11 FOP=[YR=1996] S2 E6 N8 W6 S6 \$ N6 B6 S6 E12 S4 E4 S1 E8 N1 E4 N32 \$ .	