LOT 61
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

VERHEYDEN 2014 REVOCABLE TRUST/VERHEYDEN MARK A TR
3665 BROUGHTON CIR SE
ATLANTA, GA 30339

2023

00-SB-30-065A-0061-0000

BUILDING CHARACTERISTICS

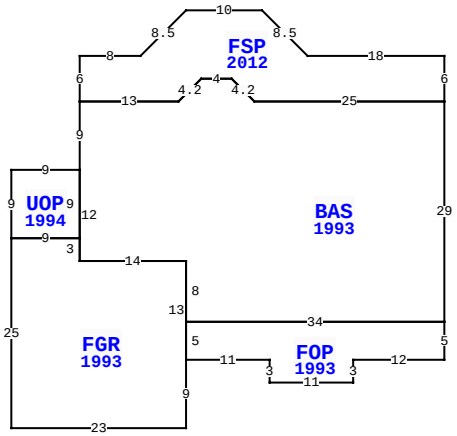
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

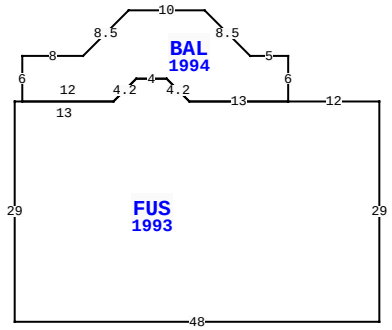
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	285	15	43	5,620
BAS	1,301	100	1,301	170,033
FGR	533	55	293	38,293
FOP	203	30	61	7,972
FSP	363	40	145	18,951
FUS	1,413	100	1,413	184,671
UOP	81	20	16	2,092
TOTALS	4,179		3,272	427,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,272	106.6464	151.97	497,246	1989	1994	0	0	0	14.00	86.00

1 SFR CUST – 0% - 0 Heated Area: 2714 HX Base Yr





4732 RIGGING DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	427,632
TOTAL MARKET OB/XF VALUE	4,834
TOTAL LAND VALUE - MARKET	425,000
TOTAL MARKET VALUE	857,466
SOH/AGL Deduction	38,490
ASSESSED VALUE	818,976
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	818,976
TOTAL JUST VALUE	857,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	744,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212655	REPAIR/RRF	0	03/01/2021
5640	NEW CONSTR	142,600	04/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2503/0178	9/29/2021	WD	U	I	11	100
GRANTOR: VERHEYDEN MARK A & LI						
GRANTEE: VERHEYDEN 2014 REVO						
2442/1011	3/12/2021	WD	Q	I	01	790,000
GRANTOR: COASTAL ENDEAVORS LLC						
GRANTEE: VERHEYDEN MARK A &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W18 U6 L6 W10 D6 L6 W8 S6 BAS=[YR=1993] S9 UOP=[YR=1994] W9 S9 FGR=[YR=1993] S25 E23 N9 FOP=[YR=1993] E11 S3 E11 N3 E12 N5 W34 S5 $ N13 W14 N3 W9 $ E9 N9 $ S12 E14 S8 E34 N29 W25 U3 L3 W4 D3 L3 W13 $ E13 U3 R3 E4 D3 R3 E25 N6 $ PTR= E15 BAL=[YR=1994] E8 U6 R6 E10 D6 R6 E5 S6FUS=[YR=1993] E12 S29 W48 N29 E13 U3 R3 E4 D3 R3 E13 $ W13 U3 L3 W4 D3 L3 W12 N6 $ 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	1989	1989	3	68	1,360	
2	0850	PEBBLE WLK	0	0	0	0	1,368.00	SF	3.50	3.50	100	1989	1989	3	59.5	2,849	
3	0911	SCRN RM A	0	0	0	0	170.00	SF	17.50	17.50	100	2002	2002	3	21	625	

LAND DESCRIPTION

TOTAL OB/XF 4,834

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	SFR	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 11/19/2021 BY RK Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS