

LOT 104 & PT LOT 103 (S-1)
IN OR 1198/550 & LOT 135 & PT
OF LOT 134 (S-2)

COKER JAMES B III & CAROL A
1642 RIGGING WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0104-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
BAS	1,787	100	1,787	243,911
FGR	1,048	55	576	78,619
FOP	520	30	156	21,293
FSP	180	40	72	9,827
FST	55	55	30	4,095
FUS	948	100	948	129,394
PTO	551	5	28	3,822
UOP	18	20	4	546
UOP	18	20	4	546
UOP	27	20	5	682
TOTALS	5,194		3,618	493,829

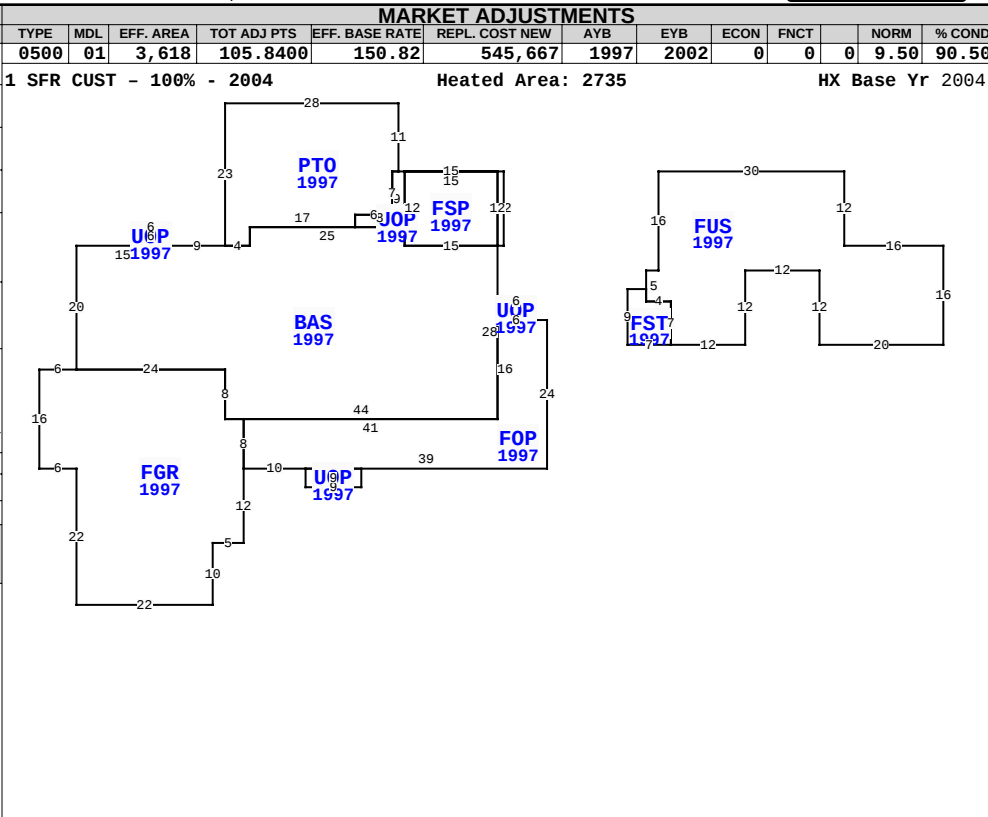
EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	1997	1997	3	81	1,620	
2	0812	CONCRETE C	0	100	0	0	1,458.00	SF	4.00	100	1997	1997	3	75	4,374	
3	1076	TRELLIS A	0	100	8	10	80.00	SF	7.50	100	1997	1997	3	21	126	
4	0810	CONCRETE A	0	100	0	0	532.00	SF	6.50	100	2004	2004	3	86	2,974	
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	100	2004	2004	3	40	15,300	
6	0855	CONC PAVER	0	100	0	0	776.00	SF	7.00	100	2004	2004	3	86	4,672	
7	1076	TRELLIS A	0	100	11	8	88.00	SF	7.50	100	2004	2004	3	40	264	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	
2	000100	C	SFR	100	

REVIEW DATE 01/14/2021 BY KBA



** This building has 11 Sub-Areas

1642 RIGGING WAY, FERNANDINA BEACH

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,618	105.8400	150.82	545,667	1997	2002	0	0	9.50	90.50

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		493,829
TOTAL MARKET OB/XF VALUE		29,330
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,223,159
SOH/AGL Deduction		580,970
ASSESSED VALUE		642,189
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		592,189
TOTAL JUST VALUE		1,223,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		981,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24971	REPAIR/RRF	5,914	07/01/2011
B9703933	NEW CONSTR	225,000	05/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1848/1520	3/19/2013	WD Q	Q	V	02
					129,900

GRANTOR: MCALLISTER WAYLAND
GRANTEE: COKER JAMES B III &
1198/0550 12/30/2003 WD Q I 570,000
GRANTOR: LAWSON SCOTT W & WEND
GRANTEE: COKER JAMES BRADFORD

BUILDING NOTES	

BUILDING DIMENSIONS
UOP=[YR=1997] W17 PTO=[YR=1997] N11 W28 S23 BAS=[YR=1997] W9
UOP=[YR=1997] N3 W6 S3 E6\$ W15 S20 FGR=[YR=1997] W6 S16 E6
S22 E22 N10 E5 N12 FOP=[YR=1997] E10 UOP=[YR=1997] S3 E9 N3
W9\$ E39 N24 W2 UOP=[YR=1997] N3 W6 S3 E6\$ W6 S16 W41 S8\$ N8
W3 N8 W24\$ E24 S8 E44 N28 FSP=[YR=1997] N12 W15 S12 E15\$ W15
N3 W25 S3 W4\$ E4 N3 E17 N2 E6 N7 E1\$ W1 S7 W6 S2 E8 N9 E15
S12 E1 N12\$ PTR=E25 FUS=[YR=1997] E30 S12 E16 S16 W20 N12 W12
S12 W12 FST=[YR=1997] W7 N9 E3 S2 E4 S7\$ N7 W4 N5 E2 N16\$
W25\$.