

LOT 106
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

RITTER DOUGLAS ROY & ELIZABETH ANN
1656 RIGGING WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0106-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	

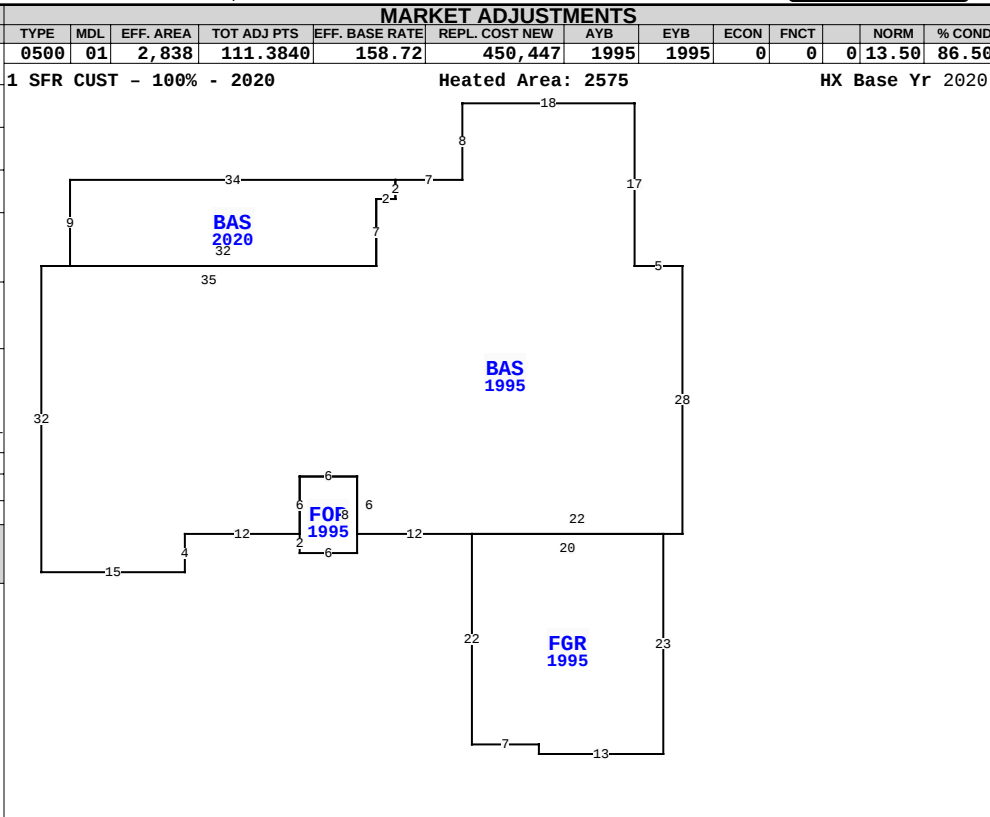
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	2,283	313,440
BAS	292	100	292	40,089
FGR	453	55	249	34,186
FOP	48	30	14	1,922

TOTALS	3,076		2,838	389,637
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	100	0	0	1,395.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	100	7	1	7.00	SF	7.00	7.00	
4	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	
5	0855	CONC PAVER	0	100	0	0	210.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE 06/01/2021 BY RK



1656 RIGGING WAY, FERNANDINA BEACH

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Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
TOTAL MARKET OB/XF VALUE											
TOTAL LAND VALUE - MARKET											
TOTAL MARKET VALUE											
SOH/AGL Deduction											
ASSESSED VALUE											
TOTAL EXEMPTION VALUE											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000112	REMODEL	15,000	01/06/2020
B9401517	NEW CONSTR	91,490	12/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2293/0137	7/25/2019	WD	Q	I	01	467,900	
GRANTOR: STUDWELL JOYCE							
GRANTEE: RITTER DOUGLAS ROY							
1913/0186	4/21/2014	QC	U	I	11	100	
GRANTOR: STUDWELL ROBERT & JOY							
GRANTEE: STUDWELL JOYCE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W5 N17 W18 S8 W7 BAS=[YR=2020] W34 S9 E32 N7 E2 N2 \$ S2 W2 S7 W35 S32 E15 N4 E12 FOP=[YR=1995] S2 E6 N8 W6 S6 \$ N6 E6 S6 E12 FGR=[YR=1995] S22 E7 S1 E13 N23 W20 \$ E22 N28 \$.											

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