LOT 115
IN OR 926/506
GOLFSIDE @ SUMMER BEACH #1

ELWELL DAVID J & MIRIAM K
4725 RIGGING DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0115-0000

BUILDING CHARACTERISTICS

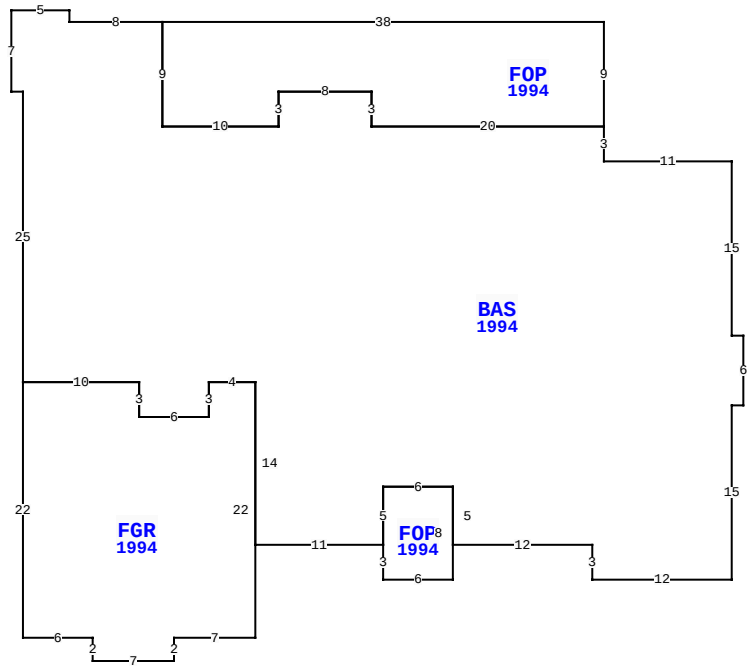
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,056	100	2,056	292,719
FGR	436	55	240	34,170
FOP	48	30	14	1,993
FOP	318	30	95	13,525
TOTALS	2,858		2,405	342,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,405	116.1741	165.55	398,148	1994	1994	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2001 Heated Area: 2056 HX Base Yr 2001



4725 RIGGING DR, 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		342,407
TOTAL MARKET OB/XF VALUE		16,824
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		709,231
SOH/AGL Deduction		327,647
ASSESSED VALUE		381,584
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		331,584
TOTAL JUST VALUE		709,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108350	XFOB	7,136	06/01/2001
B0108196	SWIM POOL	22,100	04/01/2001
B01042	NEW CONSTR	159,210	05/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0926/0506	3/29/2000	WD	Q	I		320,000
GRANTOR: CUSHMAN SUE TRUSTEE &						
GRANTEE: ELWELL DAVID J & MI						
0895/1844	8/19/1999	WD	U	I	01	100
GRANTOR: BRITT DAVID V B & SUE						
GRANTEE: CUSHMAN SUE TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W1 N15 W11 N3 FOP=[YR=1994] N9 W38 S9 E10 N3 E8 S3 E20 $ W20 N3 W8 S3 W10 N9 W8 N1 W5 S7 E1 S25 FGR=[YR=1994] S22 E6 S2 E7 N2 E7 N22 W4 S3 W6 N3 W10 $ E10 S3 E6 N3 E4 S14 E11 FOP=[YR=1994] S3 E6 N8 W6 S5 $ N5 E6 S5 E12 S3 E12 N15 E1 N6 $.

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	0812	CONCRETE C	0	100	0	0	1,060.00	SF	4.00	4.00	100	1994	1994	3	70	2,968	
2	0810	CONCRETE A	0	100	0	0	168.00	SF	6.50	6.50	100	1994	1994	3	70	764	
3	0861	POOL GUNIT	0	100	0	0	270.00	SF	85.00	85.00	100	2001	2001	3	29	6,656	
4	0845	KOOL DECK	0	100	0	0	421.00	SF	7.25	7.25	100	2001	2001	3	82	2,503	
5	0910	SCRN RM L	0	100	43	17	731.00	SF	15.00	15.00	100	2001	2001	3	20	2,193	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540	

LAND DESCRIPTION

TOTAL OB/XF 16,824

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 04/12/2017 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS