

LOT 43
IN OR 1945/1913
GOLF SIDE @ SUMMER BCH 1PB5/114

SAUNDERS ALAN R & ELYSE
1635 RIGGING WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0043-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

Quality 06 Quality Level 06

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	2,217	100	2,217	431,385
DCK	102	10	10	1,945
DCK	358	10	36	7,005
FGR	572	55	315	61,293
FOP	80	30	24	4,670
FOP	191	30	57	11,091
FSP	384	40	154	29,966
FUS	1,135	100	1,135	220,849

TOTALS 5,039 3,948 768,206

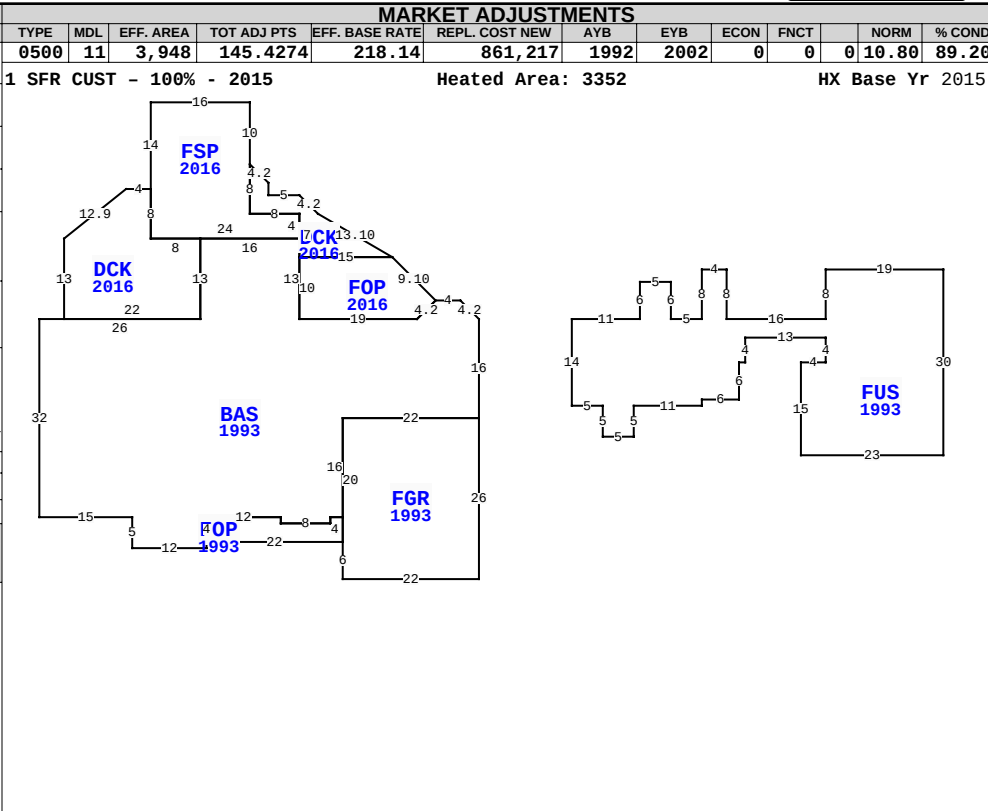
EXTRA FEATURES

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	2,000.00	100	1992	1992	3	72	1,440	
2	0858	SCULP CONC	0 100	0	0	136.00	SF	13.00	13.00	100	1992	1992	3	88	1,556	
3	0855	CONC PAVER	0 100	0	0	608.00	SF	10.00	10.00	100	2016	2016	3	96	5,837	
4	1242	WD DECK A	0 100	0	0	276.00	SF	10.00	10.00	100	1992	1992	3	20	552	
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1992	1992	3	20	200	
6	0861	POOL GUNIT	0 100	0	0	369.00	SF	85.00	85.00	100	1992	1992	3	20	6,273	
7	0812	CONCRETE C	0 100	0	0	2,148.00	SF	4.00	4.00	100	1992	1992	3	64	5,499	
8	0462	ST/AL FNC	0 100	0	0	720.00	SF	10.00	10.00	100	2012	2012	3	68	4,896	

LAND DESCRIPTION

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 01/14/2021 BY KBA



1635 RIGGING WAY, FERNANDINA BEACH

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/26/2024 MLU

TOTAL OB/XF 26,253																
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TOTAL OB/XF 26,253																
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Market: 0 Agricultural: 0 Common: 500,000

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		768,206
TOTAL MARKET OB/XF VALUE		26,253
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,294,459
SOH/AGL Deduction		543,129
ASSESSED VALUE		751,330
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		701,330
TOTAL JUST VALUE		1,294,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,185,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529908	CO ISSUED	0	02/10/2016
B1530871	SCRNENC	26,156	07/01/2015
B1529908	REMODEL	90,000	02/01/2015
7672	NEW CONSTR	133,039	11/08/1991

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
1945/1913	10/21/2014	WD Q I 01	700,000
GRANTOR: JUSTICE JOHN WILLIAM			
GRANTEE: SAUNDERS ALAN R & E			
1757/1573	9/27/2011	WD Q I 02	580,000
GRANTOR: EDWARDS SAMUEL TAYLOR			
GRANTEE: JUSTICE JOHN W IV			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] L3 U3 W4 FOP=[YR=2016] U7 L7 DCK=[YR=2016] U7 L12 U3 L3 W5 N2 U3 L3 FSP=[YR=2016] N10 W16 S14 DCK=[YR=2016] W4 D8 L10 S13 E22 N13 W8 N8\$ S8 E24 N4 W8 N8\$ S8 E8 S7 E15\$ W15 S10 E19 U3 R3 \$ D3 L3 W19 N13 W16S13 W26 S32 E15 S5 E12 N1 FOP=[YR=1993] E22 FGR=[YR=1993] S6E22 N26 W22 S20 \$ N4 W2 S1 W8 N1 W12 S4 \$ N4 E12 S1 E8 N1 E2 N16 E22 N16 \$ PTR= E15 FUS=[YR=1993] E11N6 E5 S6 E5 N8 E4 S8 E16 N8 E19 S30 W23 N15 E4 N4 W13 S4 W1 S6 W6 S1 W11 S5 W5 N5 W5 N14 \$ W15 \$.			

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