

LOT 45
GOLF SIDE AT SUMMER BEACH #1
PB 5/114-118

ALVAREZ JULIAN A & CATHERINE R
1649 RIGGING WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0045-0000



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	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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	1,872	100	1,872	335,224
FGR	1,010	55	556	99,564
FOP	12	30	4	716
FOP	96	30	29	5,193
FOP	168	30	50	8,954
FOP	320	30	96	17,191
FUS	2,027	100	2,027	362,979
UOP	120	20	24	4,298

TOTALS	5,625		4,658	834,119
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	1,185.00	SF	4.00	4.00
3	0810	CONCRETE A	0 100	0	0	155.00	SF	6.50	6.50
4	0861	POOL GUNIT	0 100	0	0	362.00	SF	85.00	85.00
5	0845	KOOL DECK	0 100	0	0	479.00	SF	7.25	7.25
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
7	0910	SCRN RM L	0 100	0	0	779.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,658	131.9102	197.87	921,678	2003	2003	0	0	9.50	90.50
1 SFR CUST - 100% - 2023											
Heated Area: 3899											
HX Base Yr 2023											
1649 RIGGING WAY, FERNANDINA BEACH											

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

TOTAL OB/XF											
21,902											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		834,119	
TOTAL MARKET OB/XF VALUE		21,902	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,356,021	
SOH/AGL Deduction		73,531	
ASSESSED VALUE		1,282,490	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		1,232,490	
TOTAL JUST VALUE		1,356,021	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,245,136	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210041	NEW CONSTR	349,570	08/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2470/0906	6/15/2021	WD Q	I	01	
GRANTOR: CARLSON JOHN V & PATR					
GRANTEE: ALVAREZ JULIAN A &					
1916/1315	5/09/2014	WD Q	I	01	
GRANTOR: STOMP RICHARD A & MEL					
GRANTEE: CARLSON JOHN V & PA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W16 S6 W16 FOP=[YR=2003] W35 S13 E17 N6 E3 U3 R3 E6 D3 R3 E3 N7 \$ S7 W3 U3 L3 W6 D3 L3 W3 S6 W17 S19 E4 S15 E2 FOP=[YR=2003] S9 E23 FGR=[YR=2003] E22 N22 FOP=[YR=2003] E4 N3 W4 S3 \$ N3 E4 S3 E12 N8 UOP=[YR=2003] E6 N20 W6 S20 \$ N20 W5 S6 W10 S2 E3 S9 W20 S8 W6 S25 \$ N6 W13 N3 W10 \$ E10 S3 E13 N19 E6 N8 E20 N9 W3 N2 E10N6 E5 N12 \$ PTR= E15 FUS=[YR=2003] E12 N2 E5 N10 W1 N2 W2 N10 FOP=[YR=2003] N6 E16 S6 W16 \$ E16 N6 E16 S2 E16 S22 W16 S12 W4 S4 E3 S4 W3 S4 E3 S4 W3 S4 W13N16 W4 S7 W15 N1 W10 N16 \$ W15\$.									