

LOT 46 & PT SEC 12-2N-28E
PAR 5-2 IN OR 2302/257
GOLFSIDE AT SUMMER BEACH #1

BEALL CAROLYN C
1653 RIGGING WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0046-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 60
Exterior Wall	10 ABOVE AVG 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

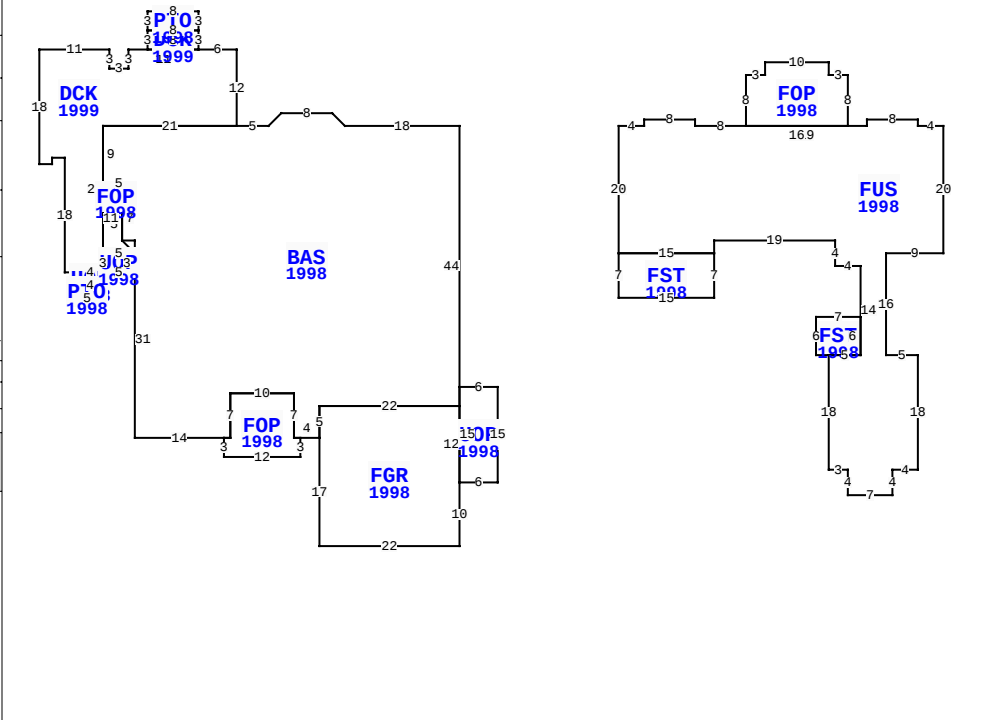
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,398	100	2,398	483,953
DCK	24	10	2	403
DCK	523	10	52	10,495
FGR	484	55	266	53,683
FOP	41	30	12	2,421
FOP	106	30	32	6,459
FOP	148	30	44	8,880
FST	42	55	23	4,642
FST	105	55	58	11,705
FUS	1,350	100	1,350	272,451
TOTALS	5,368		4,261	859,935

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0504	FP-ELECTRI	0	100	0	0			
2	0855	CONC PAVER	0	100	0	0			
3	0855	CONC PAVER	0	100	0	0			
4	0855	CONC PAVER	0	100	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000140	C	SFR GOLF A	100	000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	4,261	142.0716	213.11	908,062	1998	2012	0	0	0	5.30	94.70
1 SFR CUST - 100% - 2020 Heated Area: 3748 HX Base Yr 2020												



** This building has 15 Sub-Areas

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

1653 RIGGING WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		859,935	
TOTAL MARKET OB/XF VALUE		9,596	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,369,531	
SOH/AGL Deduction		780,791	
ASSESSED VALUE		588,740	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		538,740	
TOTAL JUST VALUE		1,369,531	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,255,956	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703839	NEW CONSTR	128,949	04/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2302/0257	9/03/2019	WD Q	I	I	01
GRANTOR: TABLER BRYAN G & KARE					
GRANTEE: BEALL CAROLYN C					
1736/1061	5/02/2011	WD Q	I	I	01
GRANTOR: SMITH BETTYE R					
GRANTEE: TABLER BRYAN G & KA					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1998] W18 U2 L2 W8 D2 L2 W5 DCK=[YR=1999] N12 W6 DCK=[YR=1999] N3 PTO=[YR=1998] N3 W8 S3 E8 \$ W8 S3 E8 \$ W11 S3 W3 N3 W11 S18 E2 N1 E2 S18 E2 UOP=[YR=1998] S2 PTO=[YR=1998] W1 S2 E5 N2 W4 \$ E4 N2 W4 \$ E4 UOP=[YR=1998] E5 N3 W5 S3 \$ N3 FOP=[YR=1998] E5 U2 L2 N5 R2 U2 N2 W5 S11 \$ N20 E21 \$ W21 S9 E5 S2 W2 S7 E2 S31 E14 FOP=[YR=1998] S3 E12 N3 W1 N7 W10 S7 W1 \$ E1 N7 E10 S7 E4 FGR=[YR=1998] S17 E22 N10 UOP=[YR=1998] E6 N15 W6 S15 \$ N12 W22 S5 \$ N5 E22 N44 \$ PTR= E25 FUS=[YR=1998] E4 N1 E8 S1 E8 FOP=[YR=1998] N8 E3 N2 E10 S2 E3 S8 W16 \$ E19 N1 E8 S1 E4 S20 W9 S16 E5 S18 W4 S4 W7 N4 W3 N18 FST=[YR=1998] E5 N6 W7 S6 E2 \$ E5 N14 W4 N4 W19 S2 FST=[YR=1998] S7 W15 N7 E15 \$ W15 N20 \$ W25 \$.	