

LOT 52
IN OR 2041/1971
GOLF SIDE AT SUMMER BEACH #1

PINELLI EDMUND A & ELIZABETH A
4686 RIGGING DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0052-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

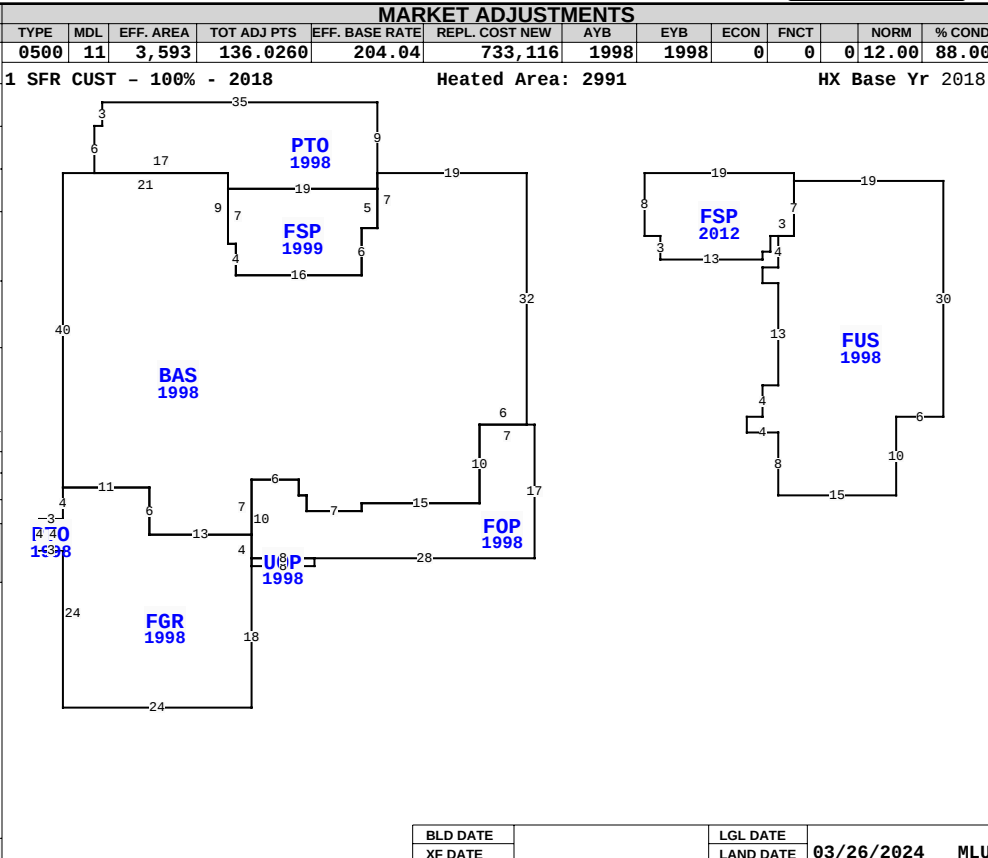
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03

NEIGHBORHOOD/LOC 3019.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100	2,205	395,919
FGR	594	55	327	58,714
FOP	334	30	100	17,956
FSP	193	40	77	13,826
FSP	193	40	77	13,826
FUS	786	100	786	141,130
PTO	12	5	1	180
PTO	359	5	18	3,232
UOP	8	20	2	359
TOTALS	4,684		3,593	645,142

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	820.00	SF	6.50	6.50
3	0858	SCULP CONC	0 100	0	0	414.00	SF	13.00	13.00
4	0810	CONCRETE A	0 100	0	0	70.00	SF	6.50	6.50

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

REVIEW DATE 05/12/2019 BY KBA



4686 RIGGING DR, FERNANDINA BEACH

TOTAL OB/XF 12,179									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	820.00	SF	6.50	6.50
3	0858	SCULP CONC	0 100	0	0	414.00	SF	13.00	13.00
4	0810	CONCRETE A	0 100	0	0	70.00	SF	6.50	6.50

TOTAL OB/XF 12,179									
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

Total Acres: 0.00 Total Land Value: 500,000

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/26/2024 MLU

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		645,142	
TOTAL MARKET OB/XF VALUE		12,179	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,157,321	
SOH/AGL Deduction		511,448	
ASSESSED VALUE		645,873	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		595,873	
TOTAL JUST VALUE		1,157,321	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,053,737	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226487	SCRN ENCL	3,984	10/01/2012
B9804741	NEW CONSTR	157,590	03/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2041/1971	4/22/2016	WD	Q	I	01	645,000
GRANTOR: WADE JONATHAN IVOR						
GRANTEE: PINELLI EDMUND A &						
1295/0672	2/14/2005	WD	Q	I		700,000
GRANTOR: CALVERT FRANK H & KAT						
GRANTEE: WADE JONATHAN IVOR						

BUILDING NOTES						
----------------	--	--	--	--	--	--

BUILDING DIMENSIONS						
BAS=[YR=1998] W19 PTO=[YR=1998] N9 W35 S3 W1 S6 E17 S2						
FSP=[YR=1999] S7 E1 S4 E16 N6 E2 N5 W19 \$ E19N2 \$ S7 W2 S6						
W16 N4 W1 N9 W21 S40 FGR=[YR=1998] S4 PTO=[YR=1998] W3 S4 E3						
N4 \$ S24 E24 N18 UOP=[YR=1998] E8 N1 FOP=[YR=1998] E28 N17 W7						
S10 W15 S1 W7 N2 W1 N2 W6 S10 E8 \$ W8 S1 \$ N4 W13 N6 W11 \$						
E11 S6 E13 N7 E6 S2 E1 S2 E7 N1 E15 N10 E6 N32 \$ PTR= E15						
FSP=[YR=2012] E19 S1 FUS=[YR=1998] E19 S30 W6 S10 W15 N8 W4						
N2 E2 N4 E2 N13 W2 N2 E2 N4 E2 N7 \$ S7 W3 S2 W1 S1 W13 N3 W2						
N8 \$ W15 \$.						

Market: 0

Agricultural: 0

Common: 500,000

PRINTED 08/06/2024 BY SYS