

LOT 61
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

VERHEYDEN 2014 REVOCABLE TRUST/VERHEYDEN MARK A TR
3665 BROUGHTON CIR SE
ATLANTA, GA 30339

2024

00-SB-30-065A-0061-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	13	LVT/LAMMT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	285	15	43	5,882
BAS	1,301	100	1,301	177,943
FGR	533	55	293	40,075
FOP	203	30	61	8,343
FSP	363	40	145	19,833
FUS	1,413	100	1,413	193,262
UOP	81	20	16	2,189
TOTALS	4,179		3,272	447,526

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0850	PEBBLE WLK	0	0	0	0	1,368.00	SF	3.50
3	0911	SCRN RM A	0	0	0	0	170.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

REVIEW DATE 11/19/2021 BY RK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,272	106.6464	159.97	523,422	1989	1994		0	0	14.50
1 SFR CUST - 0% - 0 Heated Area: 2714 HX Base Yr											

4732 RIGGING DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/26/2024 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			447,526
TOTAL MARKET OB/XF VALUE			4,644
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			952,170
SOH/AGL Deduction			51,296
ASSESSED VALUE			900,874
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			900,874
TOTAL JUST VALUE			952,170
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			857,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212655	REPAIR/RRF	0	03/01/2021
5640	NEW CONSTR	142,600	04/12/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2503/0178	9/29/2021	WD	U	I	11
GRANTOR: VERHEYDEN MARK A & LI					
GRANTEE: VERHEYDEN 2014 REVO					
2442/1011	3/12/2021	WD	Q	I	01
GRANTOR: COASTAL ENDEAVORS LLC					
GRANTEE: VERHEYDEN MARK A &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FSP=[YR=2012] W18 U6 L6 W10 D6 L6 W8 S6 BAS=[YR=1993] S9 UOP=[YR=1994] W9 S9 FGR=[YR=1993] S25 E23 N9 FOP=[YR=1993] E11 S3 E11 N3 E12 N5 W34 S5 \$ N13 W14 N3 W9 \$ E9 N9 \$ S12 E14 S8 E34 N29 W25 U3 L3 W4 D3 L3 W13 \$ E13 U3 R3 E4 D3 R3 E25 N6 \$ PTR= E15 BAL=[YR=1994] E8 U6 R6 E10 D6 R6 E5 S6FUS=[YR=1993] E12 S29 W48 N29 E13 U3 R3 E4 D3 R3 E13 \$ W13 U3 L3 W4 D3 L3 W12 N6 \$ W15 \$.					

TOTAL OB/XF									
4,644									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000

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