

LOT 106
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

RITTER DOUGLAS ROY & ELIZABETH ANN
1656 RIGGING WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0106-0000



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 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

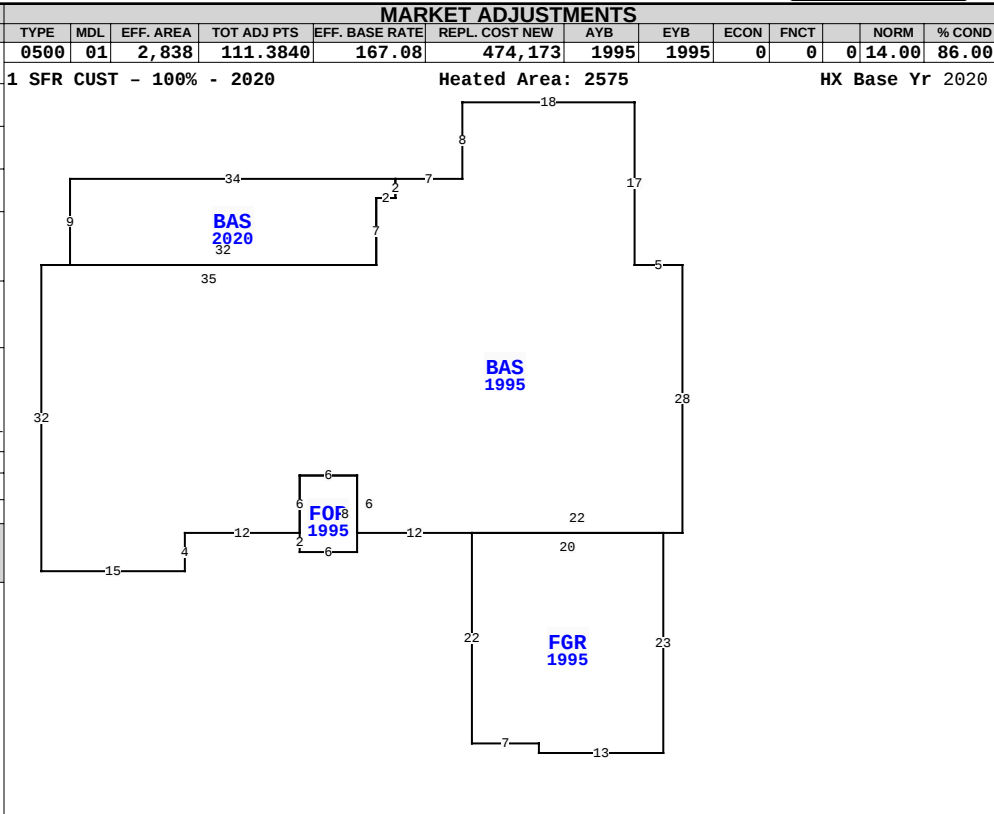
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	2,283	328,042
BAS	292	100	292	41,957
FGR	453	55	249	35,779
FOP	48	30	14	2,012

TOTALS	3,076		2,838	407,789
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,395.00	SF	7.00
3	0855	CONC PAVER	0	100	7	1	7.00	SF	7.00
4	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50
5	0855	CONC PAVER	0	100	0	0	210.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1995	1995	3	77	2,695	
100	1998	1998	3	75	7,324	
100	1998	1998	3	75	37	
100	1995	1995	3	70	127	
100	1998	1998	3	75	1,103	

TOTAL OB/XF									
11,286									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					407,789				
TOTAL MARKET OB/XF VALUE					11,286				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					769,075				
SOH/AGL Deduction					382,476				
ASSESSED VALUE					386,599				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					336,599				
TOTAL JUST VALUE					769,075				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					751,222				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000112	REMODEL	15,000	01/06/2020
B9401517	NEW CONSTR	91,490	12/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2293/0137	7/25/2019	WD	Q	I	01	467,900	
GRANTOR: STUDWELL JOYCE							
GRANTEE: RITTER DOUGLAS ROY							
1913/0186	4/21/2014	QC	U	I	11	100	
GRANTOR: STUDWELL ROBERT & JOY							
GRANTEE: STUDWELL JOYCE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W5 N17 W18 S8 W7 BAS=[YR=2020] W34 S9 E32 N7 E2 N2 \$ S2 W2 S7 W35 S32 E15 N4 E12 FOP=[YR=1995] S2 E6 N8 W6 S6 \$ N6 E6 S6 E12 FGR=[YR=1995] S22 E7 S1 E13 N23 W20 \$ E22 N28 \$.									