

LOT 109
IN OR 1857/94
GOLFSIDE AT SUMMER BEACH #1

GARDNER MICHAEL A & JILL M
4701 RIGGING DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0109-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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
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NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2,043	274,583
BAS	210	100	210	28,224
BAS	414	100	414	55,643
FGR	522	55	287	38,573
FOP	28	30	8	1,075
PTO	21	5	1	134
PTO	44	5	2	269

TOTALS	3,282	2,965	398,502
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EXTRA FEATURES	
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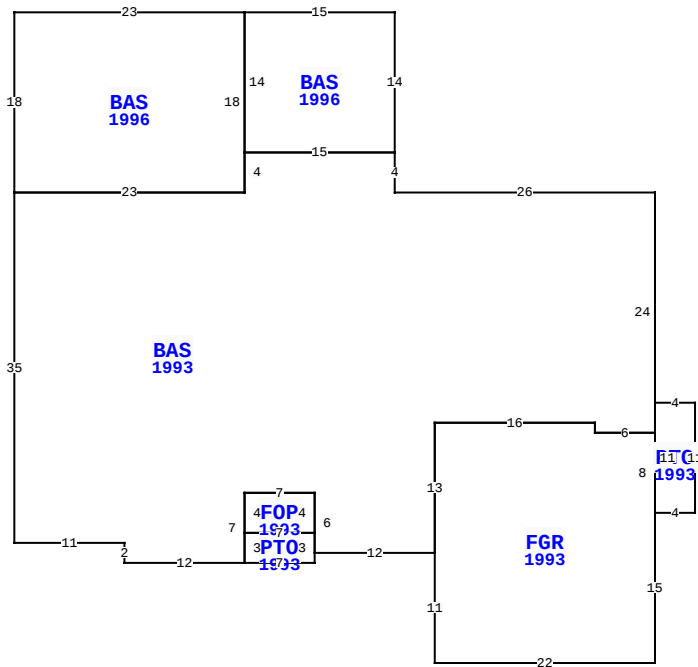
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
2	0858	SCULP CONC	0	0	0	0	966.00	SF	13.00	13.00	100	1993	1993	3	89	11,177	
3	0858	SCULP CONC	0	0	0	0	112.00	SF	13.00	13.00	100	1993	1993	3	89	1,296	
4	1125	CB/STC 6"	0	0	0	0	67.00	SF	7.35	7.35	100	1993	1993	3	66	325	
5	0855	CONC PAVER	0	0	0	0	360.00	SF	7.00	7.00	100	2013	2013	3	94	2,369	
6	0830	FLAGSTONE	0	0	0	0	182.00	SF	12.00	12.00	100	2013	2013	3	94	2,053	

LAND DESCRIPTION		TOTAL OB/XF 19,810															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,965	105.4116	158.12	468,826	1993	1993	0	0	0 15.00	85.00
1 SFR CUST - 0% - 0 Heated Area: 2667 HX Base Yr											



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		398,502
TOTAL MARKET OB/XF VALUE		19,810
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		768,312
SOH/AGL Deduction		110,083
ASSESSED VALUE		658,229
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		658,229
TOTAL JUST VALUE		768,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		750,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313509	ROOF	14,000	06/01/2013
M0408228	H/AC	0	05/01/2004
B9602838	ADDITION	20,800	04/01/1996
6457	NEW CONSTR	86,120	10/26/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1857/0094	5/15/2013	WD	Q	I	02	370,000

GRANTOR: DAVIDSON JAMES DONALD						
GRANTEE: GARDNER MICHAEL A &						
1389/0043	2/14/2006	QC	U	I	01	100
GRANTOR: MOUM BARBARA JEAN						
GRANTEE: DAVIDSON JAMES DONA						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W26 N4 BAS=[YR=1996] N14 W15 BAS=[YR=1996] W23 S18 E23 N18 \$ S14 E15 \$ W15 S4 W23 S35 E11 S2 E12 PTO=[YR=1993] E7 N3 FOP=[YR=1993] N4 W7 S4 E7 \$ W7 S3 \$ N7 E7 S6 E12 FGR=[YR=1993] S11 E22 N15 PTO=[YR=1993] E4 N11 W4 S11\$ N8 W6 N1 W16 S13\$ N13 E16 S1 E6 N24\$.