

LOT 111
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

BARADA JOHN S & SANDRA D L/E/
4709 RIGGING DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0111-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 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

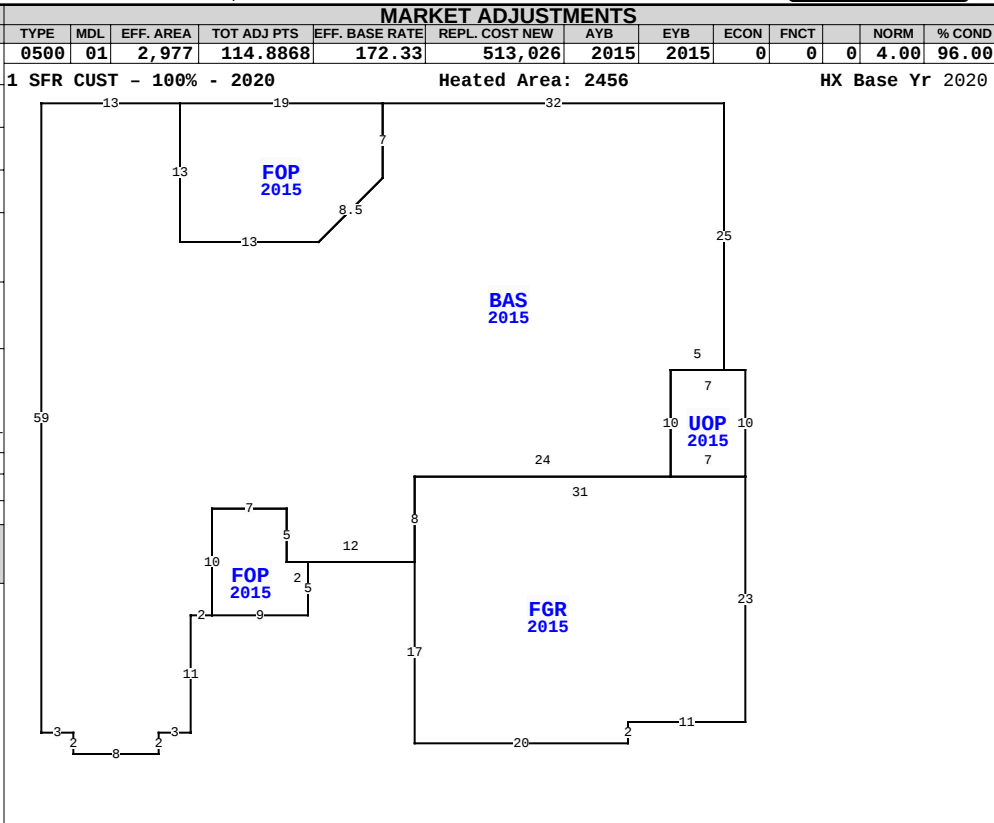
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,456	100	2,456	406,312
FGR	753	55	414	68,491
FOP	80	30	24	3,971
FOP	229	30	69	11,415
UOP	70	20	14	2,316

TOTALS	3,588		2,977	492,505
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	0	0	990.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	100	0	0	255.00	SF	7.00	7.00	
4	0855	CONC PAVER	0	100	0	0	462.00	SF	7.00	7.00	



4709 RIGGING DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	990.00	SF	7.00	7.00	100	2015	2015	3	95	6,584	
3	0855	CONC PAVER	0	100	0	0	255.00	SF	7.00	7.00	100	2015	2015	3	95	1,696	
4	0855	CONC PAVER	0	100	0	0	462.00	SF	7.00	7.00	100	2015	2015	3	95	3,072	

LAND DESCRIPTION										TOTAL OB/XF										13,292	
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	LA VA				
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	3				

NASSAU COUNTY PROPERTY												PAGE 1 of 1				
VALUATION SUMMARY												8				
VALUATION BY												STANDARD				
Tax Group: 8												Tax Dist:				
BUILDING MARKET VALUE												492,505				
TOTAL MARKET OB/XF VALUE												13,292				
TOTAL LAND VALUE - MARKET												350,000				
TOTAL MARKET VALUE												855,797				
SOH/AGL Deduction												294,015				
ASSESSED VALUE												561,782				
TOTAL EXEMPTION VALUE												50,000				
BASE TAXABLE VALUE												511,782				
TOTAL JUST VALUE												855,797				
NCON VALUE												0				
INCOME VALUE																
PREVIOUS YEAR MKT VALUE												833,719				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529993	NEW CONSTR	310,126	02/01/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2551/0432	3/29/2022	LE	U	I	11	100			
GRANTOR:BARADA JOHN S & SANDR									
GRANTEE: BAYLEY LINDSAY BARA									
2203/0284	6/12/2018	WD	Q	I	01	655,000			
GRANTOR: LAUERMAN JAMES & BARB									
GRANTEE: BARADA JOHN S & SAN									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W32 FOP=[YR=2015] W19 S13 E13 U6 R6 N7\$ S7 D6 L6 W13 N13 W13 S59 E3 S2 E8 N2 E3 N11 E2 FOP=[YR=2015] E9 N5 W2 N5 W7 S10\$ N10 E7 S5 E12 FGR=[YR=2015] S17 E20 N2 E11 N23 UOP=[YR=2015] N10 W7 S10 E7\$ W31 S8\$ N8 E24 N10 E5 N25\$.											