

LOT 117
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

ZABROSKE REVOCABLE TRUST/ZABROSKE MARK ANDREW TRUS
4733 RIGGING DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0117-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

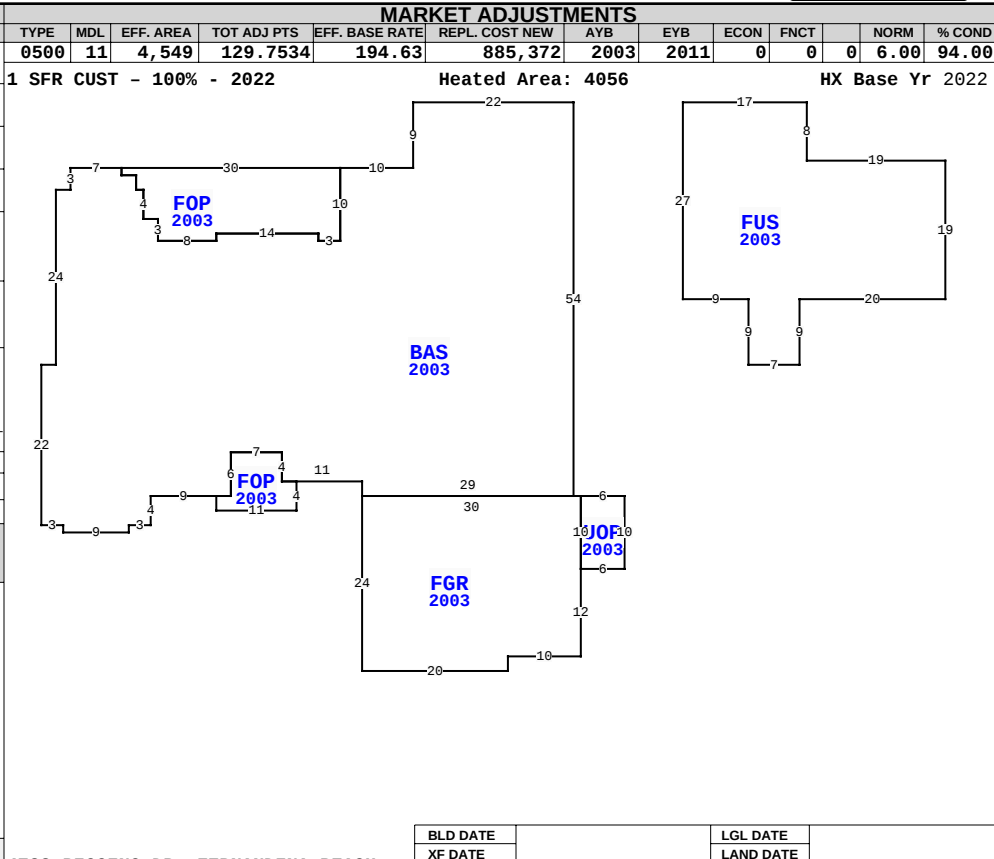
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03

NEIGHBORHOOD/LOC 3019.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,173	100	3,173	580,507
FGR	700	55	385	70,437
FOP	68	30	20	3,659
FOP	255	30	76	13,904
FUS	883	100	883	161,547
UOP	60	20	12	2,196

TOTALS	5,139		4,549	832,250
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0825	BRICK	0 100	0	0	2,386.00	SF	12.50	
3	0861	POOL GUNIT	0 100	0	0	207.00	SF	85.00	
4	0845	KOOL DECK	0 100	0	0	408.00	SF	7.25	
5	0910	SCRN RM L	0 100	0	0	597.00	SF	15.00	
6	1126	CB/STC 8"	0 100	0	0	80.00	SF	8.00	
7	0810	CONCRETE A	0 100	8	4	32.00	SF	6.50	

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



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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0825	BRICK	0 100	0	0	2,386.00	SF	12.50	12.50	100	2003	2003	3	95	28,334	
3	0861	POOL GUNIT	0 100	0	0	207.00	SF	85.00	85.00	100	2003	2003	3	32	5,630	
4	0845	KOOL DECK	0 100	0	0	408.00	SF	7.25	7.25	100	2003	2003	3	83	2,455	
5	0910	SCRN RM L	0 100	0	0	597.00	SF	15.00	15.00	100	2003	2003	3	21	1,881	
6	1126	CB/STC 8"	0 100	0	0	80.00	SF	8.00	8.00	100	2003	2003	3	83	531	
7	0810	CONCRETE A	0 100	8	4	32.00	SF	6.50	6.50	100	2003	2003	3	83	173	

TOTAL OB/XF										42,049						
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				832,250	
TOTAL MARKET OB/XF VALUE				42,049	
TOTAL LAND VALUE - MARKET				350,000	
TOTAL MARKET VALUE				1,224,299	
SOH/AGL Deduction				188,187	
ASSESSED VALUE				1,036,112	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				986,112	
TOTAL JUST VALUE				1,224,299	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,188,063	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212574	REPAIR/RRF	0	03/01/2021
B0310692	SWIM POOL	26,448	01/01/2003
B0210329	NEW CONSTR	328,250	10/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2679/1055	11/15/2023	QC	U	I	11	100
GRANTOR: ZABROSKE MARK A & KIM						
GRANTEE: ZABROSKE REVOCABLE						
2399/1902	10/12/2020	WD	Q	I	01	1,030,000
GRANTOR: BARRINEAU DENNIS M &						
GRANTEE: ZABROSKE MARK A & K						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2003] W22 S9 W10 FOP=[YR=2003] W30 S1 E2 S2 E1 S4 E2 S3 E8 N1 E14 S1 E3 N10\$ S10 W3 N1 W14 S1 W8 N3 W2 N4 W1 N2 W2 N1 W7 S3 W2 S24 W2 S22 E3 S1 E9 N1 E3 N4 E9 FOP=[YR=2003] S2 E11 N4 W2 N4 W7 S6 W2\$ E2 N6 E7 S4 E11 S2 FGR=[YR=2003] S24 E20 N2 E10 N12 UOP=[YR=2003] E6 N10 W6 S10\$ N10 W30 \$ E29 N54\$ PTR=E15 FUS=[YR=2003] E17 S8 E19 S19 W20 S9 W7 N9 W9 N27 \$ W15\$.									