

LOT 22
IN OR 2176/1565
RIVER PLACE @ SUMMER BEACH

WIGGINS THOMAS C JR & CONSTANCE C
95222 SPRING TIDE LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-185R-0022-0000



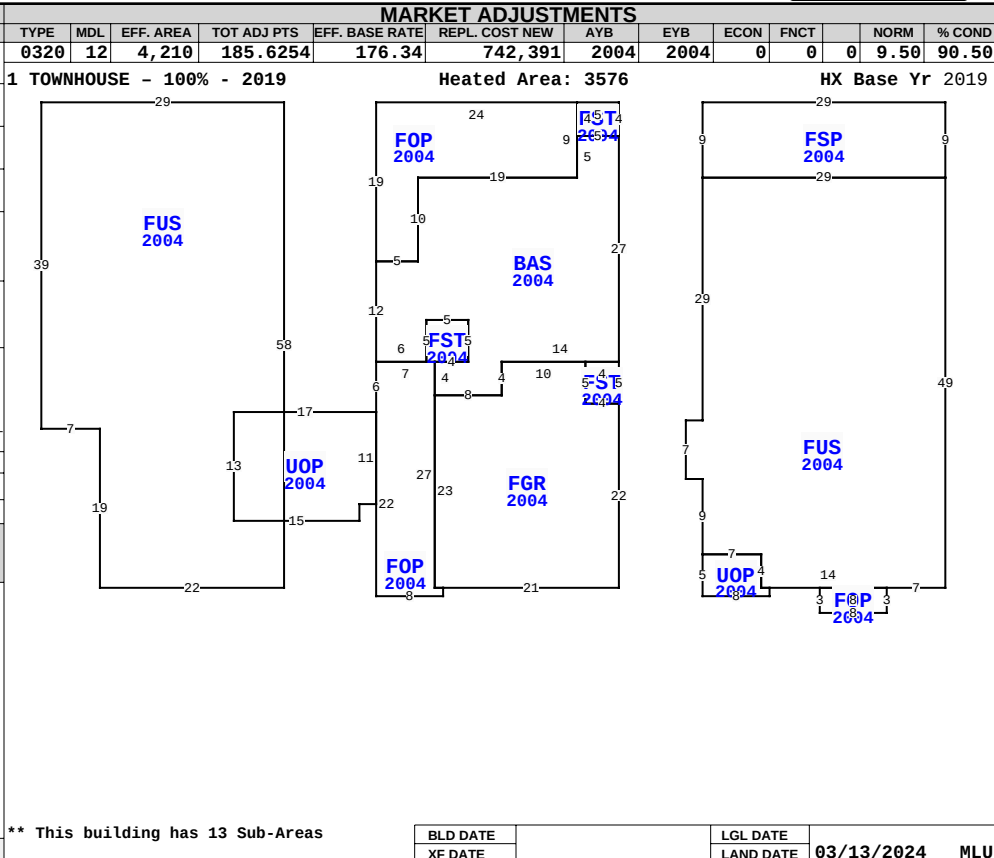
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100	620	98,945
FGR	542	55	298	47,557
FOP	24	30	7	1,117
FOP	197	30	59	9,416
FOP	266	30	80	12,767
FSP	261	40	104	16,597
FST	20	55	11	1,756
FST	20	55	11	1,756
FST	25	55	14	2,234
FUS	1,407	100	1,407	224,540
TOTALS	5,184		4,210	671,864

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	956.00	SF	5.20
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50
3	0825	BRICK	0	100	0	0	408.00	SF	12.50
4	1126	CB/STC 8"	0	100	28	7	196.00	SF	8.00
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
6	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
22,477									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		671,864	
TOTAL MARKET OB/XF VALUE		22,477	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,344,341	
SOH/AGL Deduction		691,684	
ASSESSED VALUE		652,657	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		602,657	
TOTAL JUST VALUE		1,344,341	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,212,854	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318487	H/AC	0	07/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2176/1565	2/12/2018	WD	Q	I	01
GRANTOR: PIERSON PAUL B & SHER					SALE PRICE
GRANTEE: WIGGINS THOMAS C JR					835,000
1888/0769	11/06/2013	QC	U	I	11
GRANTOR: PIERSON PAUL B & SHER					270,000
GRANTEE: PIERSON PAUL B & SH					

BUILDING NOTES									
BUILDING DIMENSIONS									
FST=[YR=2004] W5 FOP=[YR=2004] W24 S19 BAS=[YR=2004] S12 FOP=[YR=2004] S6 UOP=[YR=2004] W17 S13 E15 N2 E2 N11 \$ S22 E8 N1 FGR=[YR=2004] E21 N22 FST=[YR=2004] N5 W4 S5 E4 \$ W4 N5 W10 S4 W8 S23 E1 \$ W1 N27 FST=[YR=2004] E4 N5 W5 S5 E1 \$ W7 \$ E6 N5 E5 S5 W4 S4 E8 N4 E14 N27 W5 S5 W19 S10 W5 \$ E5 N10 E19 N9 \$ S4 E5 N4 \$ PTR= E10 FSP=[YR=2004] E29 S9 FUS=[YR=2004] S49 W7 FOP=[YR=2004] S3 W8 N3 E8 \$ W14 UOP=[YR=2004] S1 W8 N5 E7 S4 E1 \$ W1 N4 W7 N9 W2 N7 E2 N29 E29 \$ W29 N9 \$ W10 \$ PTR= W40 FUS=[YR=2004] W29 S39 E7 S19 E22 N58 \$ E40 \$.									