

LOT 43
IN OR 1945/1913
GOLFSIDE @ SUMMER BCH 1PB5/114

SAUNDERS ALAN R & ELYSE
1635 RIGGING WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	06	Quality Level 06
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,217	100	1993	2,217	451,704
DCK	102	10	2016	10	2,038
DCK	358	10	2016	36	7,335
FGR	572	55	1993	315	64,180
FOP	80	30	1993	24	4,890
FOP	191	30	2016	57	11,613
FSP	384	40	2016	154	31,377
FUS	1,135	100	1993	1,135	231,251

TOTALS	5,039			3,948	804,389
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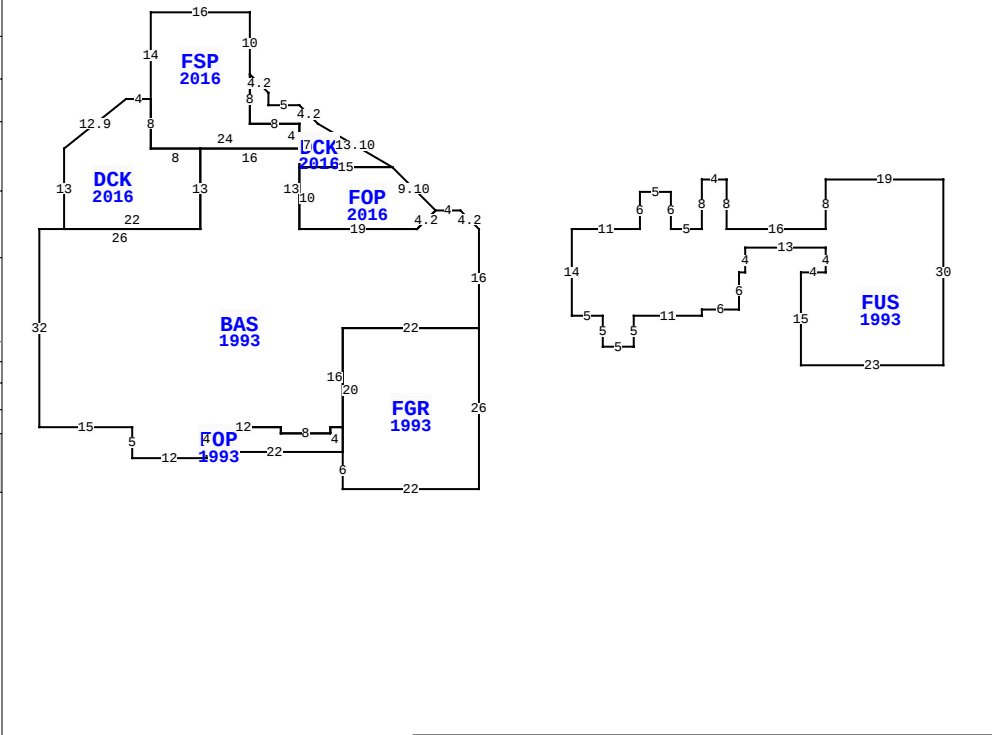
EXTRA FEATURES

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	1992	1992	3	70	1,400	
2	0858	SCULP CONC	0	100	0	0	136.00	SF	13.00	13.00	100	1992	1992	3	87	1,538	
3	0855	CONC PAVER	0	100	0	0	608.00	SF	10.00	10.00	100	2016	2016	3	95	5,776	
4	1242	WD DECK A	0	100	0	0	276.00	SF	10.00	10.00	100	1992	1992	3	20	552	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1992	1992	3	20	200	
6	0861	POOL GUNIT	0	100	0	0	369.00	SF	85.00	85.00	100	1992	1992	3	20	6,273	
7	0812	CONCRETE C	0	100	0	0	2,148.00	SF	4.00	4.00	100	1992	1992	3	62	5,327	
8	0462	ST/AL FNC	0	100	0	0	720.00	SF	10.00	10.00	100	2012	2012	3	64	4,608	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,948	145.4274	229.78	907,171	1992	2002	0	0	0	11.33	88.67
1 SFR CUST - 100% - 2015				Heated Area: 3352				HX Base Yr 2015				



1635 RIGGING WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	03/26/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF

25,674												
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		804,389
TOTAL MARKET OB/XF VALUE		25,674
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,330,063
SOH/AGL Deduction		556,944
ASSESSED VALUE		773,119
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		722,397
TOTAL JUST VALUE		1,330,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,294,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529908	CO ISSUED	0	02/10/2016
B1530871	SCRNENC	26,156	07/01/2015
B1529908	REMODEL	90,000	02/01/2015
7672	NEW CONSTR	133,039	11/08/1991

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BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=1993] L3 U3 W4 FOP=[YR=2016] U7 L7 DCK=[YR=2016] U7 L12 U3 L3 W5 N2 U3 L3 FSP=[YR=2016] N10 W16 S14 DCK=[YR=2016] W4 D8 L10 S13 E22 N13 W8 N8\$ S8 E24 N4 W8 N8\$ S8 E8 S7 E15\$ W15 S10 E19 U3 R3 \$ D3 L3 W19 N13 W16S13 W26 S32 E15 S5 E12 N1 FOP=[YR=1993] E22 FGR=[YR=1993] S6E22 N26 W22 S20 \$ N4 W2 S1 W8 N1 W12 S4 \$ N4 E12 S1 E8 N1 E2 N16 E22 N16 \$ PTR= E15 FUS=[YR=1993] E11N6 E5 S6 E5 N8 E4 S8 E16 N8 E19 S30 W23 N15 E4 N4 W13 S4 W1 S6 W6 S1 W11 S5 W5 N5 W5 N14 \$ W15 \$.