LOT 45
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

ALVAREZ JULIAN A & CATHERINE R
1649 RIGGING WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

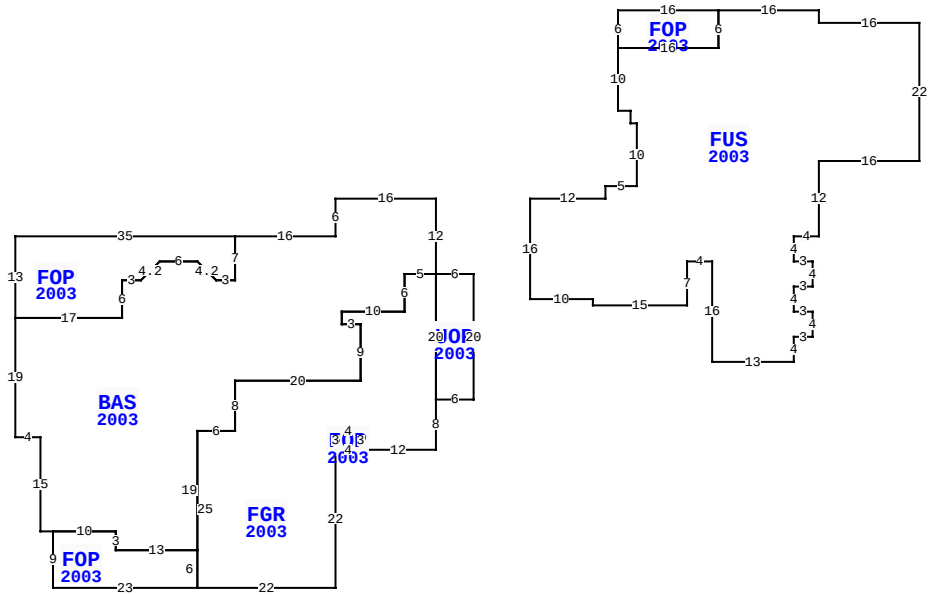
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2003	1,872	351,146
FGR	1,010	55	2003	556	104,294
FOP	12	30	2003	4	751
FOP	96	30	2003	29	5,440
FOP	168	30	2003	50	9,379
FOP	320	30	2003	96	18,007
FUS	2,027	100	2003	2,027	380,220
UOP	120	20	2003	24	4,502
TOTALS	5,625			4,658	873,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,658	131.9102	208.42	970,820	2003	2003	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2023 Heated Area: 3899 HX Base Yr 2023



1649 RIGGING WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		873,738
TOTAL MARKET OB/XF VALUE		20,741
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,394,479
SOH/AGL Deduction		74,797
ASSESSED VALUE		1,319,682
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,268,960
TOTAL JUST VALUE		1,394,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,356,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210041	NEW CONSTR	349,570	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2470/0906	6/15/2021	WD	Q	I	01	1,400,000
GRANTOR: CARLSON JOHN V & PATR						
GRANTEE: ALVAREZ JULIAN A &						
1916/1315	5/09/2014	WD	Q	I	01	875,000
GRANTOR: STOMP RICHARD A & MEL						
GRANTEE: CARLSON JOHN V & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 S6 W16 FOP=[YR=2003] W35 S13 E17 N6 E3 U3 R3 E6 D3 R3 E3 N7 $ S7 W3 U3 L3 W6 D3 L3 W3 S6 W17 S19 E4 S15 E2 FOP=[YR=2003] S9 E23 FGR=[YR=2003] E22 N22 FOP=[YR=2003] E4 N3 W4 S3 $ N3 E4 S3 E12 N8 UOP=[YR=2003] E6 N20 W6 S20 $ N20 W5 S6 W10 S2 E3 S9 W20 S8 W6 S25 $ N6 W13 N3 W10 $ E10 S3 E13 N19 E6 N8 E20 N9 W3 N2 E10N6 E5 N12 $ PTR= E15 FUS=[YR=2003] E12 N2 E5 N10 W1 N2 W2 N10 FOP=[YR=2003] N6 E16 S6 W16 $ E16 N6 E16 S2 E16 S22 W16 S12 W4 S4 E3 S4 W3 S4 E3 S4 W3 S4 W13N16 W4 S7 W15 N1 W10 N16 $ W15$.

EXTRA FEATURES

LN	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	2003	2003	3	86	1,720	
2	0812	CONCRETE C	0	100	0	0	1,185.00	SF	4.00	4.00	100	2003	2003	3	82	3,887	
3	0810	CONCRETE A	0	100	0	0	155.00	SF	6.50	6.50	100	2003	2003	3	82	826	
4	0861	POOL GUNIT	0	100	0	0	362.00	SF	85.00	85.00	100	2003	2003	3	29	8,923	
5	0845	KOOL DECK	0	100	0	0	479.00	SF	7.25	7.25	100	2003	2003	3	82	2,848	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	20	200	
7	0910	SCRN RM L	0	100	0	0	779.00	SF	15.00	15.00	100	2003	2003	3	20	2,337	

LAND DESCRIPTION

TOTAL OB/XF 20,741

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 07/25/2019 BY DJA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS