

LOT 46 & PT SEC 12-2N-28E
PAR 5-2 IN OR 2302/257
GOLFSIDE AT SUMMER BEACH #1

BEALL CAROLYN C
1653 RIGGING WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0046-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 60
Exterior Wall	10 ABOVE AVG 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 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	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

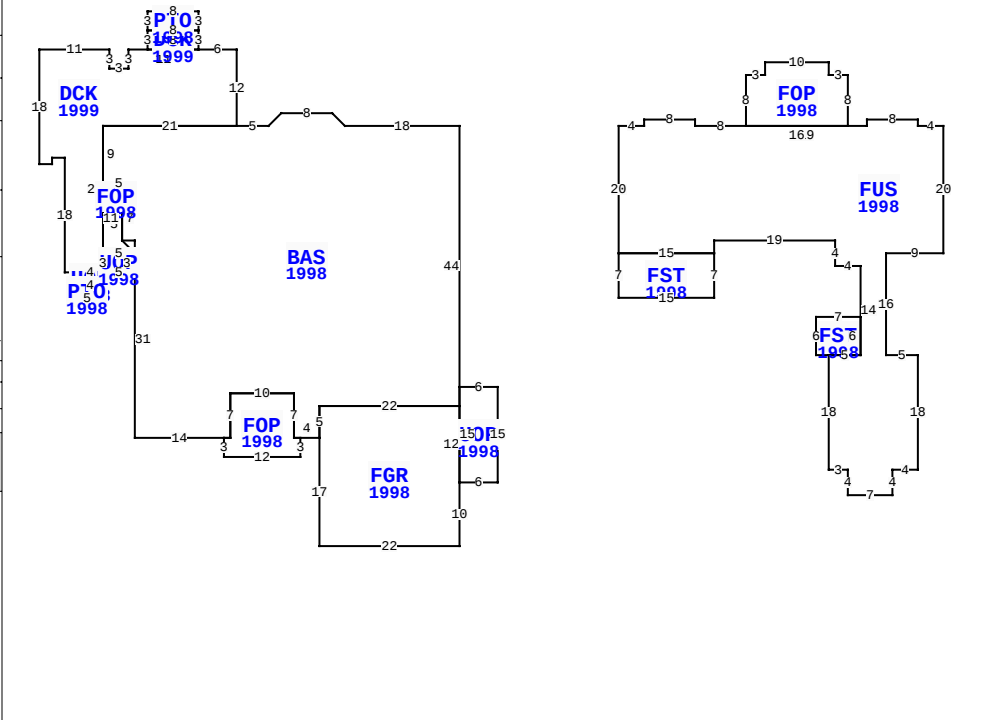
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,398	100	1998	2,398	507,059
DCK	24	10	1999	2	423
DCK	523	10	1999	52	10,995
FGR	484	55	1998	266	56,246
FOP	41	30	1998	12	2,538
FOP	106	30	1998	32	6,766
FOP	148	30	1998	44	9,304
FST	42	55	1998	23	4,864
FST	105	55	1998	58	12,264
FUS	1,350	100	1998	1,350	285,459
TOTALS	5,368			4,261	900,992

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	482.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	112.00	SF	10.00
4	0855	CONC PAVER	0	100	0	0	273.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100	0003	PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,261	142.0716	224.47	956,467	1998	2012	0	0	5.80	94.20
1 SFR CUST - 100% - 2020											
Heated Area: 3748											
HX Base Yr 2020											



** This building has 15 Sub-Areas

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/26/2024 MLU

TOTAL OB/XF									
9,489									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		900,992	
TOTAL MARKET OB/XF VALUE		9,489	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,410,481	
SOH/AGL Deduction		804,668	
ASSESSED VALUE		605,813	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		555,091	
TOTAL JUST VALUE		1,410,481	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,369,531	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703839	NEW CONSTR	128,949	04/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2302/0257	9/03/2019	WD	Q	I	01
GRANTOR: TABLER BRYAN G & KARE					
GRANTEE: BEALL CAROLYN C					
1736/1061	5/02/2011	WD	Q	I	01
GRANTOR: SMITH BETTYE R					
GRANTEE: TABLER BRYAN G & KA					

BUILDING NOTES									
BAS=[YR=1998] W18 U2 L2 W8 D2 L2 W5 DCK=[YR=1999] N12 W6 DCK=[YR=1999] N3 PTO=[YR=1998] N3 W8 S3 E8 \$ W8 S3 E8 \$ W11 S3 W3 N3 W11 S18 E2 N1 E2 S18 E2 UOP=[YR=1998] S2 PTO=[YR=1998] W1 S2 E5 N2 W4 \$ E4 N2 W4 \$ E4 UOP=[YR=1998] E5 N3 W5 S3 \$ N3 FOP=[YR=1998] E5 U2 L2 N5 R2 U2 N2 W5 S11 \$ N20 E21 \$ W21 S9 E5 S2 W2 S7 E2 S31 E14 FOP=[YR=1998] S3 E12 N3 W1 N7 W10 S7 W1 \$ E1 N7 E10 S7 E4 FGR=[YR=1998] S17 E22 N10 UOP=[YR=1998] E6 N15 W6 S15 \$ N12 W22 S5 \$ N5 E22 N44 \$ PTR= E25 FUS=[YR=1998] E4 N1 E8 S1 E8 FOP=[YR=1998] N8 E3 N2 E10 S2 E3 S8 W16 \$ E19 N1 E8 S1 E4 S20 W9 S16 E5 S18 W4 S4 W7 N4 W3 N18 FST=[YR=1998] E5 N6 W7 S6 E2 \$ E5 N14 W4 N4 W19 S2 FST=[YR=1998] S7 W15 N7 E15 \$ W15 N20 \$ W25 \$.									