LOT 48
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

YUSKO DAVID & LAURA
1663 RIGGING WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0048-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

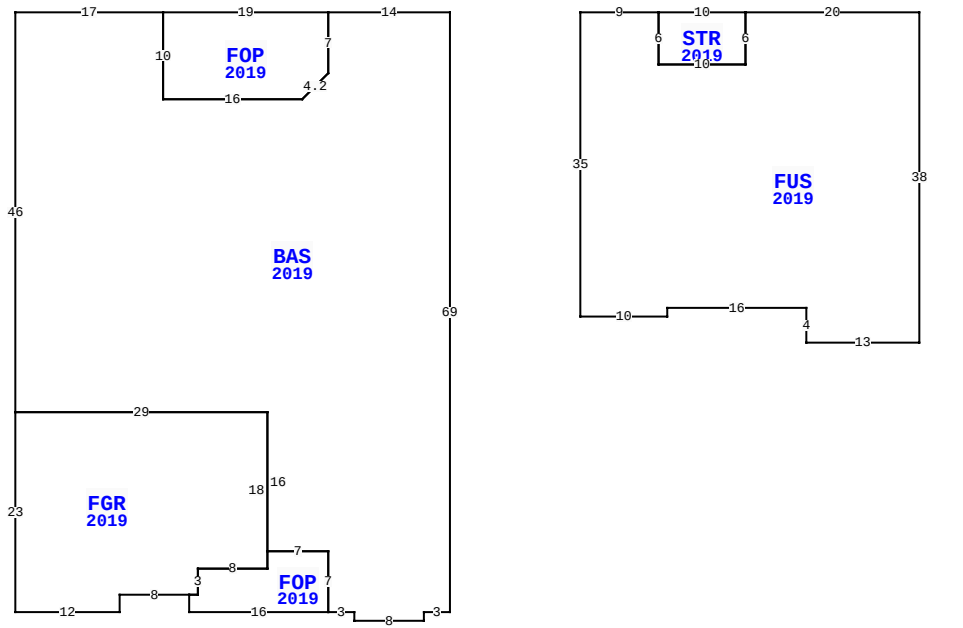
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,557	100	2019	2,557	497,789
FGR	609	55	2019	335	65,217
FOP	91	30	2019	27	5,257
FOP	186	30	2019	56	10,902
FUS	1,328	100	2019	1,328	258,531
STR	60	10	2019	6	1,168
TOTALS	4,831			4,309	838,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,309	125.7300	198.65	855,983	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2021 Heated Area: 3885 HX Base Yr 2021



1663 RIGGING WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		838,863
TOTAL MARKET OB/XF VALUE		29,650
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,368,513
SOH/AGL Deduction		948,452
ASSESSED VALUE		420,061
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		369,339
TOTAL JUST VALUE		1,368,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,330,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000718	CO ISSUED	0	01/24/2020
B1900136	NEW CONSTR	502,623	01/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2375/1265	7/09/2020	SW	Q	I	01	855,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: YUSKO DAVID & LAURA						
2289/0022	1/31/2019	QC	U	V	11	100
GRANTOR: MORRIS FAMILY TRUST						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] W19 S10 E16 U3 R3 N7$ S7 D3 L3 W16 N10 W17 S46 FGR=[YR=2019] S23 E12 N2 E8 FOP=[YR=2019] S2 E16 N7 W7 S2 W8 S3 W1$ E1 N3 E8 N18 W29$ E29 S16 E7 S7 E3 S1 E8 N1 E3 N69$ PTR=E15 FUS=[YR=2019] E9 STR=[YR=2019] E10 S6 W10 N6$ S6 E10 N6 E20 S38 W13 N4 W16 S1 W10 N35$W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0	100	0	0	2,175.00	SF	10.00	10.00	100	2019	2019	3	97	21,098	
3	0855	CONC PAVER	0	100	0	0	231.00	SF	10.00	10.00	100	2019	2019	3	97	2,241	
4	0855	CONC PAVER	0	100	0	0	297.00	SF	10.00	10.00	100	2019	2019	3	97	2,881	

LAND DESCRIPTION

TOTAL OB/XF 29,650

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 12/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS