LOT 51 &
PT SEC 12-2N-28E PAR 5-3
IN OR 1994/694

RAIN BURTON J & PATRICIA OROZCO
4682 RIGGING DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

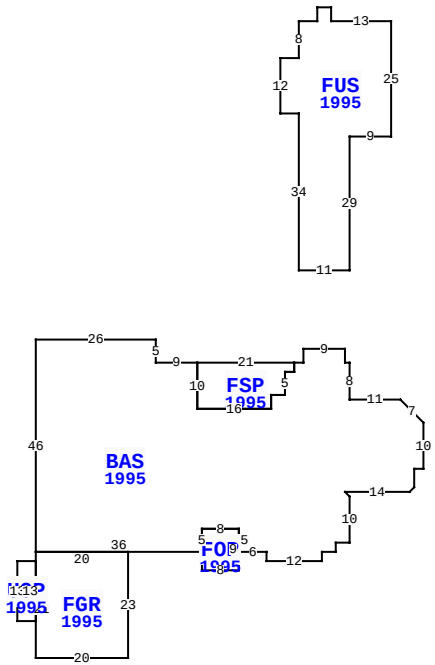
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	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	3,035	100	1995	3,035	547,218
FGR	460	55	1995	253	45,617
FOP	72	30	1995	22	3,966
FSP	185	40	1995	74	13,342
FUS	876	100	1995	876	157,945
UOP	52	20	1995	10	1,803
TOTALS	4,680			4,270	769,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,270	133.4678	210.88	900,458	1995	1995	0	0	0	14.50	85.50

1 SFR CUST – 100% - 2016 Heated Area: 3911 HX Base Yr 2016



4682 RIGGING DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		769,892
TOTAL MARKET OB/XF VALUE		16,087
TOTAL LAND VALUE - MARKET		525,000
TOTAL MARKET VALUE		1,310,979
SOH/AGL Deduction		571,193
ASSESSED VALUE		739,786
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		689,064
TOTAL JUST VALUE		1,310,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,276,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E996164	REMODEL	800	08/01/1999
B9906311	REPAIR/RRF	8,500	07/01/1999
B9401506	NEW CONSTR	134,529	11/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1994/0694	7/14/2015	SW	U	I	30	165,400
GRANTOR: RAIN BURTON J						
GRANTEE: RAIN BURTON J & PAT						
1301/1530	3/14/2005	WD	U	I	07	100
GRANTOR: BAILEY FLOYD T & MARI						
GRANTEE: RAIN BURTON J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W1 N3 W9 S3 W2 FSP=[YR=1995] W21 S10 E16 N3 E3 N5 E2 N2 $ S2 W2 S5 W3 S3 W16 N10 W9 N5 W26 S46 FGR=[YR=1995] S2 UOP=[YR=1995] W4 S13 E4 N13 $ S21 E20 N23 W20 $ E36 FOP=[YR=1995] S4 E8 N9 W8 S5 $ N5 E8 S5 E6 S2 E12 N2 E3 N2 E3 N10 U1 L1 E14 U1 R1 N4 E2 N10 U5 L5 W11 N8 $ PTR= N20 FUS=[YR=1995] N29 E9 N25 W13 N3 W3 S3 W4 S8 W4 S12 E4 S34 E11 $ S20 $.

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	1995	1995	3	76	2,660	
2	0855	CONC PAVER	0	100	0	0	1,233.00	SF	10.00	10.00	100	1995	1995	3	68	8,384	
3	0855	CONC PAVER	0	100	0	0	120.00	SF	10.00	10.00	100	1995	1995	3	68	816	
4	0855	CONC PAVER	0	100	0	0	35.00	SF	10.00	10.00	100	1995	1995	3	68	238	
5	0810	CONCRETE A	0	100	0	0	392.00	SF	6.50	6.50	100	1995	1995	3	68	1,733	
6	0855	CONC PAVER	0	100	0	0	130.00	SF	10.00	10.00	100	1995	1995	3	68	884	
7	0911	SCRN RM A	0	100	0	0	392.00	SF	17.50	17.50	100	2001	2001	3	20	1,372	

LAND DESCRIPTION

TOTAL OB/XF 16,087

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	1.05	500,000.00	525,000.00	525,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 07/30/2025 BY SYS