LOT 52
IN OR 2041/1971
GOLFSIDE AT SUMMER BEACH #1

PINELLI EDMUND A & ELIZABETH A
4686 RIGGING DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

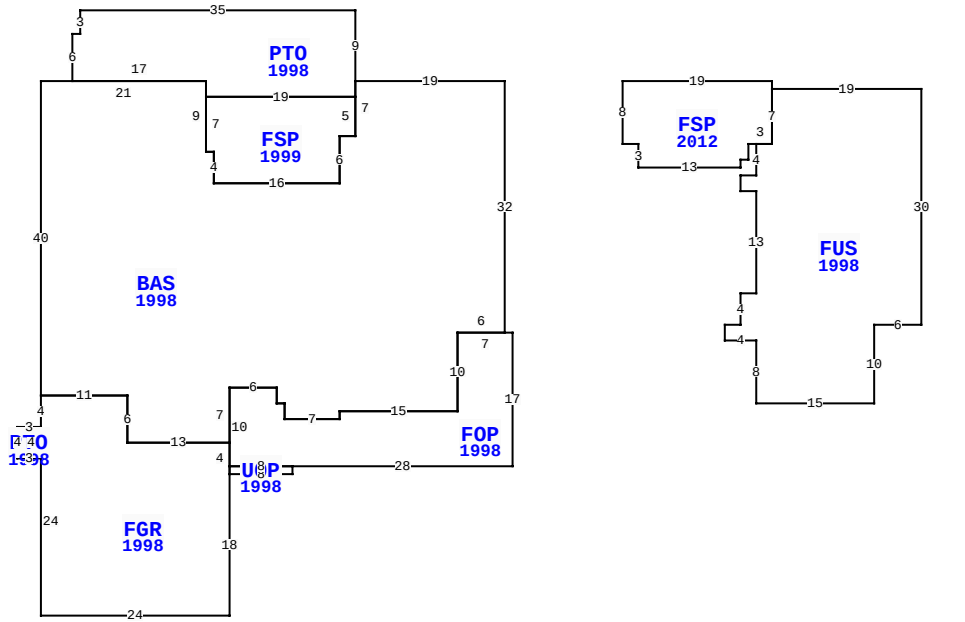
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,205	100	1998	2,205	414,662
FGR	594	55	1998	327	61,494
FOP	334	30	1998	100	18,806
FSP	193	40	1999	77	14,480
FSP	193	40	2012	77	14,480
FUS	786	100	1998	786	147,811
PTO	12	5	1998	1	188
PTO	359	5	1998	18	3,385
UOP	8	20	1998	2	376
TOTALS	4,684			3,593	675,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,593	136.0260	214.92	772,208	1998	1998	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2018 Heated Area: 2991 HX Base Yr 2018



4686 RIGGING DR, 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		675,682
TOTAL MARKET OB/XF VALUE		11,974
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,187,656
SOH/AGL Deduction		523,053
ASSESSED VALUE		664,603
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		613,881
TOTAL JUST VALUE		1,187,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,157,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226487	SCRN ENCL	3,984	10/01/2012
B9804741	NEW CONSTR	157,590	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2041/1971	4/22/2016	WD	Q	I	01	645,000
GRANTOR: WADE JONATHAN IVOR						
GRANTEE: PINELLI EDMUND A &						
1295/0672	2/14/2005	WD	Q	I		700,000
GRANTOR: CALVERT FRANK H & KAT						
GRANTEE: WADE JONATHAN IVOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W19 PTO=[YR=1998] N9 W35 S3 W1 S6 E17 S2 FSP=[YR=1999] S7 E1 S4 E16 N6 E2 N5 W19 $ E19N2 $ S7 W2 S6 W16 N4 W1 N9 W21 S40 FGR=[YR=1998] S4 PTO=[YR=1998] W3 S4 E3 N4 $ S24 E24 N18 UOP=[YR=1998] E8 N1 FOP=[YR=1998] E28 N17 W7 S10 W15 S1 W7 N2 W1 N2 W6 S10 E8 $ W8 S1 $ N4 W13 N6 W11 $ E11 S6 E13 N7 E6 S2 E1 S2 E7 N1 E15 N10 E6 N32 $ PTR= E15 FSP=[YR=2012] E19 S1 FUS=[YR=1998] E19 S30 W6 S10 W15 N8 W4 N2 E2 N4 E2 N13 W2 N2 E2 N4 E2 N7 $ S7 W3 S2 W1 S1 W13 N3 W2 N8 $ 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	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	0	0	820.00	SF	6.50	6.50	100	1998	1998	3	73	3,891	
3	0858	SCULP CONC	0	100	0	0	414.00	SF	13.00	13.00	100	1998	1998	3	92	4,951	
4	0810	CONCRETE A	0	100	0	0	70.00	SF	6.50	6.50	100	1998	1998	3	73	332	

LAND DESCRIPTION

TOTAL OB/XF 11,974

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS