LOT 54 & PT SECT 12-2N-28
IN OR 539 PG 1320
GOLFSIDE AT SUMMER BEACH #1

CANTIN SHIRLEY A
4704 RIGGING DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0054-0000

BUILDING CHARACTERISTICS

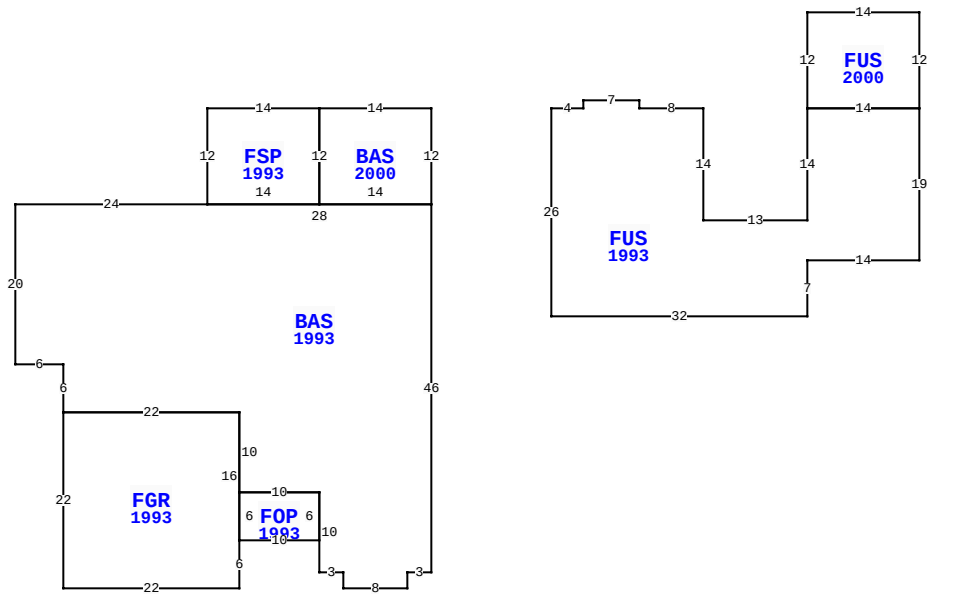
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,712	100	1993	1,712	322,515
BAS	168	100	2000	168	31,649
FGR	484	55	1993	266	50,110
FOP	60	30	1993	18	3,391
FSP	168	40	1993	67	12,622
FUS	923	100	1993	923	173,880
FUS	168	100	2000	168	31,649
TOTALS	3,683			3,322	625,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,322	139.7774	220.85	733,664	1989	1994	0	0	0	14.70	85.30

1 SFR CUST – 100% - 1990 Heated Area: 2971 HX Base Yr 1990



4704 RIGGING DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		625,815
TOTAL MARKET OB/XF VALUE		14,796
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,140,611
SOH/AGL Deduction		692,803
ASSESSED VALUE		447,808
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		392,086
TOTAL JUST VALUE		1,140,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,112,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20868	REPLACEMENT GARAG	1,000	12/01/2007
B9906582	REMODEL	23,880	11/01/1999
V9800021	REMODEL	10,000	11/01/1998
2882	H/AC	4,500	01/18/1989
3336	NEW CONSTR	0	12/19/1988
5587	NEW CONSTR	5,600	12/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0539/1320	4/04/1988	WD	Q	V		70,000

GRANTOR: SUMMER BCH AMENITIES
GRANTEE: CANTIN DONALD K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 FSP=[YR=1993] W14 S12 BAS=[YR=1993] W24 S20 E6 S6 FGR=[YR=1993] S22 E22 N6 FOP=[YR=1993] E10 N6 W10 S6 $ N16 W22 $ E22 S10 E10 S10 E3 S2 E8 N2 E3 N46 W28 $ E14 N12 $ S12 E14 N12 $ PTR= E15 FUS=[YR=1993] E4 N1 E7 S1 E8 S14 E13 N14 FUS=[YR=2000] N12 E14 S12 W14 $ E14 S19 W14 S7 W32 N26 $ 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	0812	CONCRETE C	0	100	0	0	1,256.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,738	
2	0858	SCULP CONC	0	100	0	0	484.00	SF	13.00	13.00	100	1989	1989	3	84	5,285	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
4	1242	WD DECK A	0	100	0	0	274.00	SF	10.00	10.00	100	1989	1989	3	20	548	
5	0858	SCULP CONC	0	100	0	0	409.00	SF	13.00	13.00	100	2000	2000	3	93	4,945	

LAND DESCRIPTION

TOTAL OB/XF 14,796

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