LOT 55 & PT SECT 12-2N-28
IN OR 1959/1219
GOLFSIDE AT SUMMER BEACH #1

ANDREW DAVID C & DEBORAH KAY
15673 76 PLACE NORTH
MAPLE GROVE, MN 55311

2025

00-SB-30-065A-0055-0000

BUILDING CHARACTERISTICS

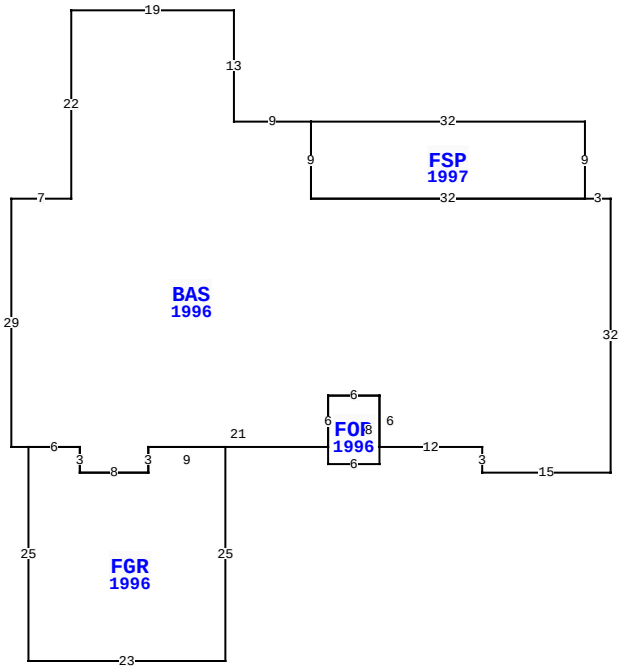
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,562	100	1996	2,562	482,064
FGR	551	55	1996	303	57,012
FOP	48	30	1996	14	2,634
FSP	288	40	1997	115	21,638
TOTALS	3,449			2,994	563,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,994	138.4733	218.79	655,057	1996	1996	0	0	0	14.00	86.00

1 SFR CUST – 0% - 0 Heated Area: 2562 HX Base Yr



4708 RIGGING DR, FERNANDINA BEACH

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

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0812	CONCRETE C	0	0	0	0	1,475.00	SF	4.00	4.00	100	1996	1996	3	70	4,130	
3	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	100	1996	1996	3	70	96	
4	0810	CONCRETE A	0	0	6	5	30.00	SF	6.50	6.50	100	1996	1996	3	70	137	
5	0810	CONCRETE A	0	0	32	8	256.00	SF	6.50	6.50	100	1997	1997	3	72	1,198	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	563,349
TOTAL MARKET OB/XF VALUE	8,256
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,071,605
SOH/AGL Deduction	167,357
ASSESSED VALUE	904,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	904,248
TOTAL JUST VALUE	1,071,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,046,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602975	NEW CONSTR	115,710	05/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1959/1219	1/16/2015	WD	U	I	11	100
GRANTOR: ANDREW SAMUEL E TRUST						
GRANTEE: ANDREW DAVID C & DE						
1616/1520	4/16/2009	WD	U	I	30	100
GRANTOR: ANDREW SAMUEL E & GLO						
GRANTEE: ANDREW SAMUEL E TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W3 FSP=[YR=1997] N9 W32 S9 E32 $ W32 N9 W9 N13 W19 S22 W7 S29 E2 FGR=[YR=1996] S25 E23 N25 W9 S3 W8 N3 W6 $ E6 S3 E8 N3 E21 FOP=[YR=1996] S2 E6 N8 W6 S6 $ N6 E6 S6 E12 S3 E15 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 8,256

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	0		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