LOT 56 & PT SECT 12-2N-28
IN OR 792/52
GOLFSIDE AT SUMMER BEACH #1

ZACHEIS CARLETON F & BARBARA E
4712 RIGGING DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

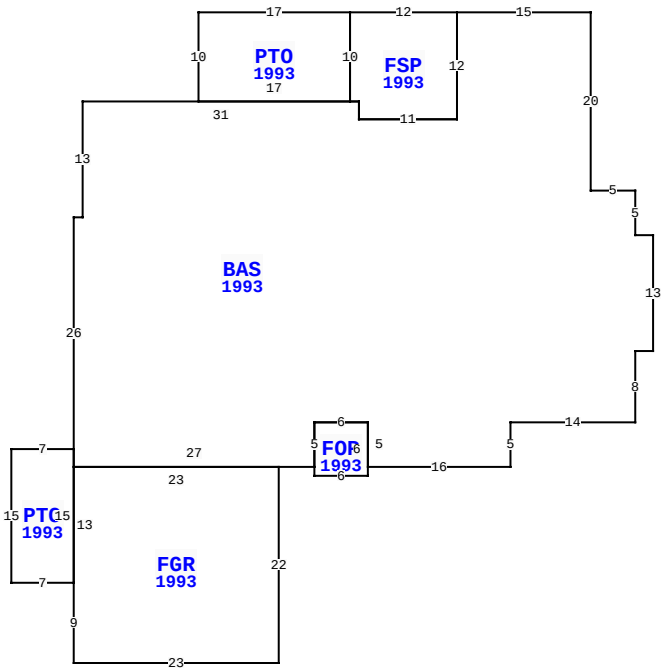
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	2,574	100	1993	2,574	409,551
FGR	506	55	1993	278	44,233
FOP	36	30	1993	11	1,750
FSP	142	40	1993	57	9,069
PTO	105	5	1993	5	796
PTO	170	5	1993	8	1,273
TOTALS	3,533			2,933	466,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,933	132.7656	209.77	615,255	1991	1991	0	0	0	24.15	75.85

1 SFR CUST – 100% - 2000 Heated Area: 2574 HX Base Yr 2000



4712 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		466,671
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		969,646
SOH/AGL Deduction		430,451
ASSESSED VALUE		539,195
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		488,473
TOTAL JUST VALUE		969,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		949,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017870	CHNGE SRVC	0	03/01/2001
7068	NEW CONSTR	188,999	03/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0792/0052	5/01/1997	WD	Q	I		329,000
GRANTOR: WEHNES HOWARD W & DEB						
GRANTEE: ZACHEIS CARLETON F						
0792/0049	5/01/1997	WD	U	I	07	100
GRANTOR: SHENK RONALD F						
GRANTEE: WEHNES HOWARD W & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N20 W15 FSP=[YR=1993] W12 PTO=[YR=1993] W17S10 E17 N10$ S10 E1 S2 E11 N12$ S12 W11 N2 W31S13 W1 S26 PTO=[YR=1993] W7 S15 E7 FGR=[YR=1993] S9 E23 N22 W23 S13$ N15$ S2 E27 FOP=[YR=1993] S1 E6 N6 W6 S5$ N5 E6 S5 E16 N5 E14 N8 E2 N13 W2 N5$.

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	1,250.00	SF	4.00	4.00	100	1991	1991	3	59.5	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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