LOT 60
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

LEABO KAREN SINGLETARY REVOCABLE TRUST/LEABO-BARRY
PO BOX 1184
THOMASVILLE, GA 31799

2025

00-SB-30-065A-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

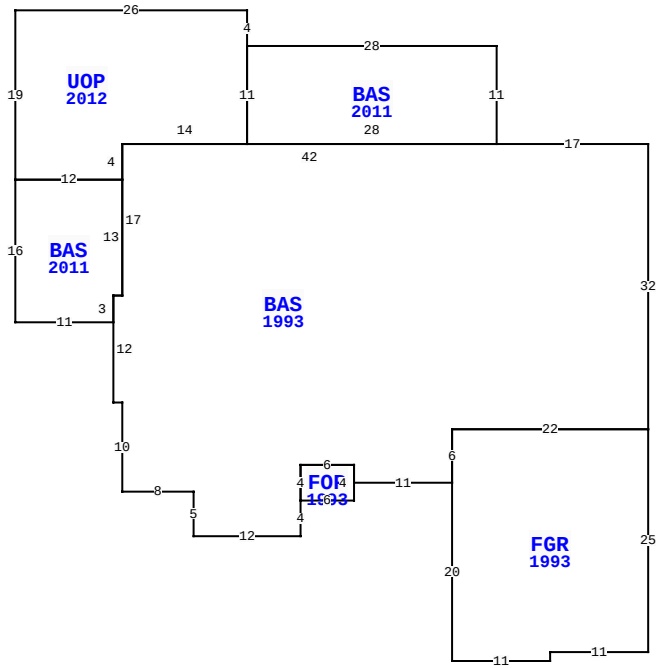
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,190	100	1993	2,190	340,438
BAS	189	100	2011	189	29,380
BAS	308	100	2011	308	47,879
FGR	561	55	1993	309	48,034
FOP	24	30	1993	7	1,088
UOP	438	20	2012	88	13,680
TOTALS	3,710			3,091	480,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,091	112.8288	178.27	551,033	1992	1998	0	0	0	12.80	87.20

1 SFR CUST – 0% - 0 Heated Area: 2687 HX Base Yr



4728 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	480,501
TOTAL MARKET OB/XF VALUE	8,329
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	988,830
SOH/AGL Deduction	53,697
ASSESSED VALUE	935,133
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	935,133
TOTAL JUST VALUE	988,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	967,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24849	REPAIR/RRF	30,000	06/01/2011
B24045	REMODEL	63,000	10/01/2010
8159	NEW CONSTR	93,325	06/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2791/736	5/30/2025	WD	Q	I	01	1,248,800
GRANTOR: ZURLO KAREN A						
GRANTEE: LEABO KAREN SINGLET						
2215/0601	7/31/2018	WD	Q	I	01	685,000
GRANTOR: LEAHY WILLIAM P & MAR						
GRANTEE: ZURLO KAREN A & PHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 BAS=[YR=2011] N11 W28 UOP=[YR=2012] N4 W26 S19 BAS=[YR=2011] S16 E11 N3 E1 N13 W12$ E12 N4 E14 N11$ S11 E28$ W42 S17 W1 S12 E1 S10 E8 S5 E12 N4 FOP=[YR=1993] E6 N4W6 S4 $ N4 E6 S2 E11 FGR=[YR=1993] S20E11 N1 E11 N25 W22 S6 $ N6E22 N32 $.

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	1992	1992	3	70	2,450	
2	0812	CONCRETE C	0	0	0	0	1,007.00	SF	4.00	4.00	100	1992	1992	3	62	2,497	
3	1242	WD DECK A	0	0	0	0	228.00	SF	10.00	10.00	100	1992	1992	3	20	456	
4	0855	CONC PAVER	0	0	0	0	318.00	SF	10.00	10.00	100	2012	2012	3	92	2,926	

LAND DESCRIPTION

TOTAL OB/XF 8,329

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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS