

LOT 61  
GOLFSIDE AT SUMMER BEACH #1  
PB 5/114-118

VERHEYDEN 2014 REVOCABLE TRUST/VERHEYDEN MARK A TR  
4732 RIGGING DR  
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0061-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 13 | LVT/LAMMT 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 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 |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAL       | 285              | 15          | 1994 | 43           | 6,159                |
| BAS       | 1,301            | 100         | 1993 | 1,301        | 186,336              |
| FGR       | 533              | 55          | 1993 | 293          | 41,965               |
| FOP       | 203              | 30          | 1993 | 61           | 8,737                |
| FSP       | 363              | 40          | 2012 | 145          | 20,768               |
| FUS       | 1,413            | 100         | 1993 | 1,413        | 202,377              |
| UOP       | 81               | 20          | 1994 | 16           | 2,292                |
| TOTALS    | 4,179            |             |      | 3,272        | 468,632              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00     | UT | 2,000.00 |
| 2              | 0850       | PEBBLE WLK  | 0   | 100 | 0 | 0 | 1,368.00 | SF | 3.50     |
| 3              | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 170.00   | SF | 17.50    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

REVIEW DATE 11/19/2021 BY RK

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                                                       | 01  | 3,272     | 106.6464    | 168.50         | 551,332        | 1989 | 1994 |      | 0    | 0    | 15.00  |
| 1 SFR CUST - 100% - 2025 Heated Area: 2714 HX Base Yr 2025 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |

|                                   |  |  |  |  |                |  |  |  |  |
|-----------------------------------|--|--|--|--|----------------|--|--|--|--|
| 4732 RIGGING DR, FERNANDINA BEACH |  |  |  |  |                |  |  |  |  |
| BLD DATE                          |  |  |  |  | LGL DATE       |  |  |  |  |
| XF DATE                           |  |  |  |  | LAND DATE      |  |  |  |  |
| INC DATE                          |  |  |  |  | AG DATE        |  |  |  |  |
|                                   |  |  |  |  | 03/26/2024 MLU |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 4,484       |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000

| NASSAU COUNTY PROPERTY    |  |             |  |
|---------------------------|--|-------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1 |  |
| VALUATION BY              |  | STANDARD    |  |
| Tax Group: 8              |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  | 468,632     |  |
| TOTAL MARKET OB/XF VALUE  |  | 4,484       |  |
| TOTAL LAND VALUE - MARKET |  | 500,000     |  |
| TOTAL MARKET VALUE        |  | 973,116     |  |
| SOH/AGL Deduction         |  | 0           |  |
| ASSESSED VALUE            |  | 973,116     |  |
| TOTAL EXEMPTION VALUE     |  | 50,722      |  |
| BASE TAXABLE VALUE        |  | 922,394     |  |
| TOTAL JUST VALUE          |  | 973,116     |  |
| NCON VALUE                |  | 0           |  |
| INCOME VALUE              |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  | 952,170     |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20212655   | REPAIR/RRF  | 0       | 03/01/2021 |
| 5640       | NEW CONSTR  | 142,600 | 04/12/1989 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / I | V / I | RSN CD |
| 2503/0178                      | 9/29/2021 | WD U      | I     | I     | 11     |
| GRANTOR: VERHEYDEN MARK A & LI |           |           |       |       |        |
| GRANTEE: VERHEYDEN 2014 REVO   |           |           |       |       |        |
| 2442/1011                      | 3/12/2021 | WD Q      | I     | I     | 01     |
| GRANTOR: COASTAL ENDEAVORS LLC |           |           |       |       |        |
| GRANTEE: VERHEYDEN MARK A &    |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                 |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| FSP=[YR=2012] W18 U6 L6 W10 D6 L6 W8 S6 BAS=[YR=1993] S9 UOP=[YR=1994] W9 S9 FGR=[YR=1993] S25 E23 N9 FOP=[YR=1993] E11 S3 E11 N3 E12 N5 W34 S5 \$ N13 W14 N3 W9 \$ E9 N9 \$ S12 E14 S8 E34 N29 W25 U3 L3 W4 D3 L3 W13 \$ E13 U3 R3 E4 D3 R3 E25 N6 \$ PTR= E15 BAL=[YR=1994] E8 U6 R6 E10 D6 R6 E5 S6FUS=[YR=1993] E12 S29 W48 N29 E13 U3 R3 E4 D3 R3 E13 \$ W13 U3 L3 W4 D3 L3 W12 N6 \$ W15 \$ . |  |  |  |  |  |

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