

LOT 104 & PT LOT 103 (S-1)  
IN OR 1198/550 & LOT 135 & PT  
OF LOT 134 (S-2)

COKER JAMES B III & CAROL A  
1642 RIGGING WAY  
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0104-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 60      |
| Interior Floo            | 12 | HARDWOOD 40    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

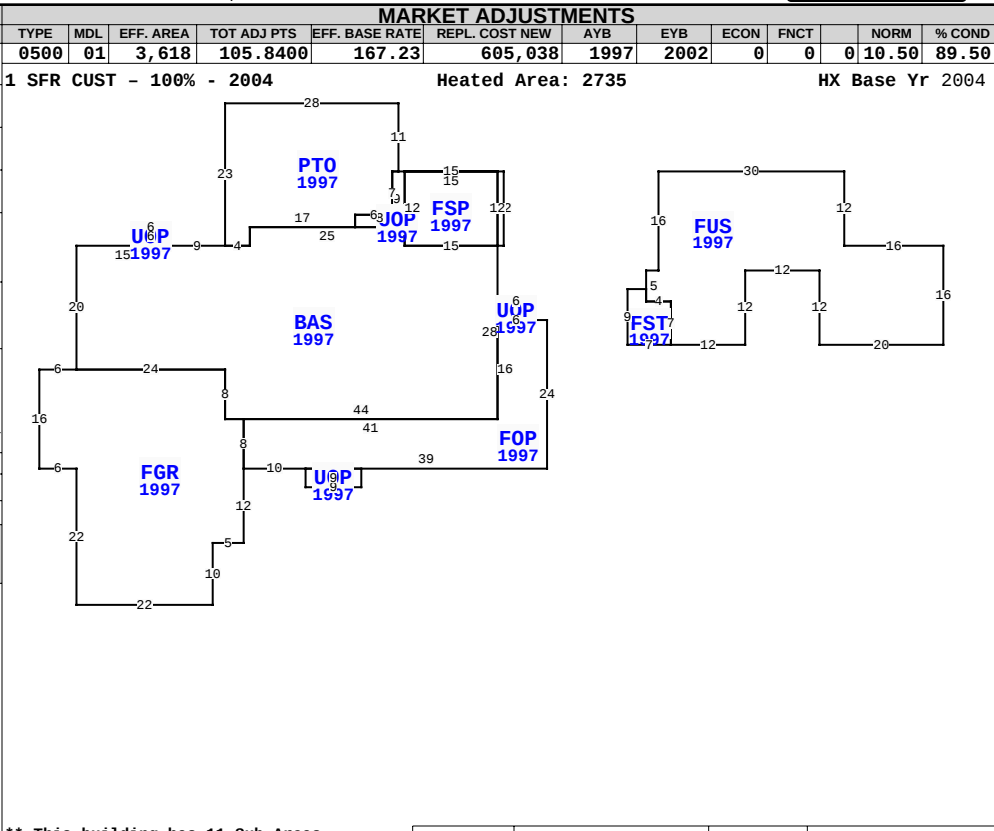
|                  |         |                  |
|------------------|---------|------------------|
|                  |         |                  |
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 03      |
| NEIGHBORHOOD/LOC | 3019.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,787            | 100         | 1997 | 1,787        | 267,462              |
| FGR       | 1,048            | 55          | 1997 | 576          | 86,210               |
| FOP       | 520              | 30          | 1997 | 156          | 23,349               |
| FSP       | 180              | 40          | 1997 | 72           | 10,777               |
| FST       | 55               | 55          | 1997 | 30           | 4,490                |
| FUS       | 948              | 100         | 1997 | 948          | 141,888              |
| PTO       | 551              | 5           | 1997 | 28           | 4,190                |
| UOP       | 18               | 20          | 1997 | 4            | 599                  |
| UOP       | 18               | 20          | 1997 | 4            | 599                  |
| UOP       | 27               | 20          | 1997 | 5            | 748                  |
| TOTALS    | 5,194            |             |      | 3,618        | 541,509              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| L N | 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   | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 1997    | 1997        | 3 | 79     | 1,580           |       |
| 2   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,458.00 | SF | 4.00     | 4.00           | 100       | 1997    | 1997        | 3 | 72     | 4,199           |       |
| 3   | 1076       | TRELLIS A   | 0   | 100 | 8  | 10 | 80.00    | SF | 7.50     | 7.50           | 100       | 1997    | 1997        | 3 | 20     | 120             |       |
| 4   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 532.00   | SF | 6.50     | 6.50           | 100       | 2004    | 2004        | 3 | 83     | 2,870           |       |
| 5   | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0  | 450.00   | SF | 85.00    | 85.00          | 100       | 2004    | 2004        | 3 | 32     | 12,240          |       |
| 6   | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 776.00   | SF | 7.00     | 7.00           | 100       | 2004    | 2004        | 3 | 83     | 4,509           |       |
| 7   | 1076       | TRELLIS A   | 0   | 100 | 11 | 8  | 88.00    | SF | 7.50     | 7.50           | 100       | 2004    | 2004        | 3 | 32     | 211             |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |
| 2                | 000100   | C   |



\*\* This building has 11 Sub-Areas

|                                    |          |           |
|------------------------------------|----------|-----------|
| 1642 RIGGING WAY, FERNANDINA BEACH | BLD DATE | LGL DATE  |
|                                    | XF DATE  | LAND DATE |
|                                    | INC DATE | AG DATE   |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 8              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 541,509     |
| TOTAL MARKET OB/XF VALUE  |  |  | 25,729      |
| TOTAL LAND VALUE - MARKET |  |  | 700,000     |
| TOTAL MARKET VALUE        |  |  | 1,267,238   |
| SOH/AGL Deduction         |  |  | 586,601     |
| ASSESSED VALUE            |  |  | 680,637     |
| TOTAL EXEMPTION VALUE     |  |  | 50,722      |
| BASE TAXABLE VALUE        |  |  | 629,915     |
| TOTAL JUST VALUE          |  |  | 1,267,238   |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 1,244,408   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B24971     | REPAIR/RRF  | 5,914   | 07/01/2011 |
| B9703933   | NEW CONSTR  | 225,000 | 05/01/1997 |

| SALES DATA                     |            |           |                    |
|--------------------------------|------------|-----------|--------------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U / V I / RSN CD |
| 1848/1520                      | 3/19/2013  | WD Q      | V 02               |
| GRANTOR: MCALLISTER WAYLAND    |            |           |                    |
| GRANTEE: COKER JAMES B III &   |            |           |                    |
| 1198/0550                      | 12/30/2003 | WD Q      | I                  |
| GRANTOR: LAWSON SCOTT W & WEND |            |           |                    |
| GRANTEE: COKER JAMES BRADFORD  |            |           |                    |

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

| BUILDING DIMENSIONS                                            |  |  |
|----------------------------------------------------------------|--|--|
| UOP=[YR=1997] W17 PTO=[YR=1997] N11 W28 S23 BAS=[YR=1997] W9   |  |  |
| UOP=[YR=1997] N3 W6 S3 E6\$ W15 S20 FGR=[YR=1997] W6 S16 E6    |  |  |
| S22 E22 N10 E5 N12 FOP=[YR=1997] E10 UOP=[YR=1997] S3 E9 N3    |  |  |
| W9\$ E39 N24 W2 UOP=[YR=1997] N3 W6 S3 E6\$ W6 S16 W41 S8\$ N8 |  |  |
| W3 N8 W24\$ E24 S8 E44 N28 FSP=[YR=1997] N12 W15 S12 E15\$ W15 |  |  |
| N3 W25 S3 W4\$ E4 N3 E17 N2 E6 N7 E1\$ W1 S7 W6 S2 E8 N9 E15   |  |  |
| S12 E1 N12\$ PTR=E25 FUS=[YR=1997] E30 S12 E16 S16 W20 N12 W12 |  |  |
| S12 W12 FST=[YR=1997] W7 N9 E3 S2 E4 S7\$ N7 W4 N5 E2 N16\$    |  |  |
| W25\$.                                                         |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 25,729      |          |     |                      |     |     |          |       |       |             |
| 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        |
| 2           | 000100   | C   | RES                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |