LOT 107
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

MARTENS SYLVIA L/E/
1668 RIGGING WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0107-0000

BUILDING CHARACTERISTICS

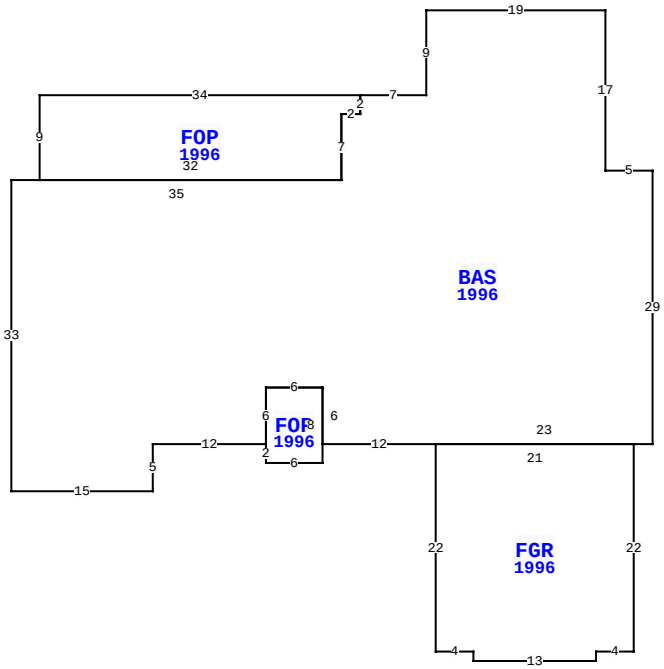
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,367	100	1996	2,367	381,577
FGR	475	55	1996	261	42,075
FOP	48	30	1996	14	2,257
FOP	292	30	1996	88	14,187
TOTALS	3,182			2,730	440,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,730	118.6416	187.45	511,738	1996	1996	0	0	0	14.00	86.00

1 SFR CUST – 100% - 1999 Heated Area: 2367 HX Base Yr 1999



1668 RIGGING WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		440,095
TOTAL MARKET OB/XF VALUE		9,204
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		799,299
SOH/AGL Deduction		406,834
ASSESSED VALUE		392,465
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		341,743
TOTAL JUST VALUE		799,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		779,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602645	NEW CONSTR	180,000	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/1204	8/17/2021	LE	U	I	11	100
GRANTOR: MARTENS SYLVIA L/E						
GRANTEE: MADIOL SYLVIA L & E						
2411/1474	11/20/2020	LE	U	I	11	100
GRANTOR: MARTENS ROBERT T & SY						
GRANTEE: MADIOL SYLVIA L ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W5 N17 W19 S9 W7 FOP=[YR=1996] W34 S9 E32 N7 E2 N2 $ S2 W2 S7 W35 S33 E15 N5 E12 FOP=[YR=1996] S2 E6 N8 W6 S6 $ N6 E6 S6 E12 FGR=[YR=1996] S22 E4 S1 E13 N1 E4 N22 W21 $ E23 N29 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	1,345.00	SF	4.00	4.00	100	1996	1996	3	70	3,766	
3	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	1996	1996	3	70	137	
4	0855	CONC PAVER	0	100	0	0	510.00	SF	7.00	7.00	100	1998	1998	3	73	2,606	

LAND DESCRIPTION

TOTAL OB/XF 9,204

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS