

LOT 109
IN OR 1857/94
GOLF SIDE AT SUMMER BEACH #1

GARDNER MICHAEL A & JILL M
4701 RIGGING DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0109-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
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NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	1993	2,043	287,521
BAS	210	100	1996	210	29,555
BAS	414	100	1996	414	58,264
FGR	522	55	1993	287	40,391
FOP	28	30	1993	8	1,126
PTO	21	5	1993	1	141
PTO	44	5	1993	2	281

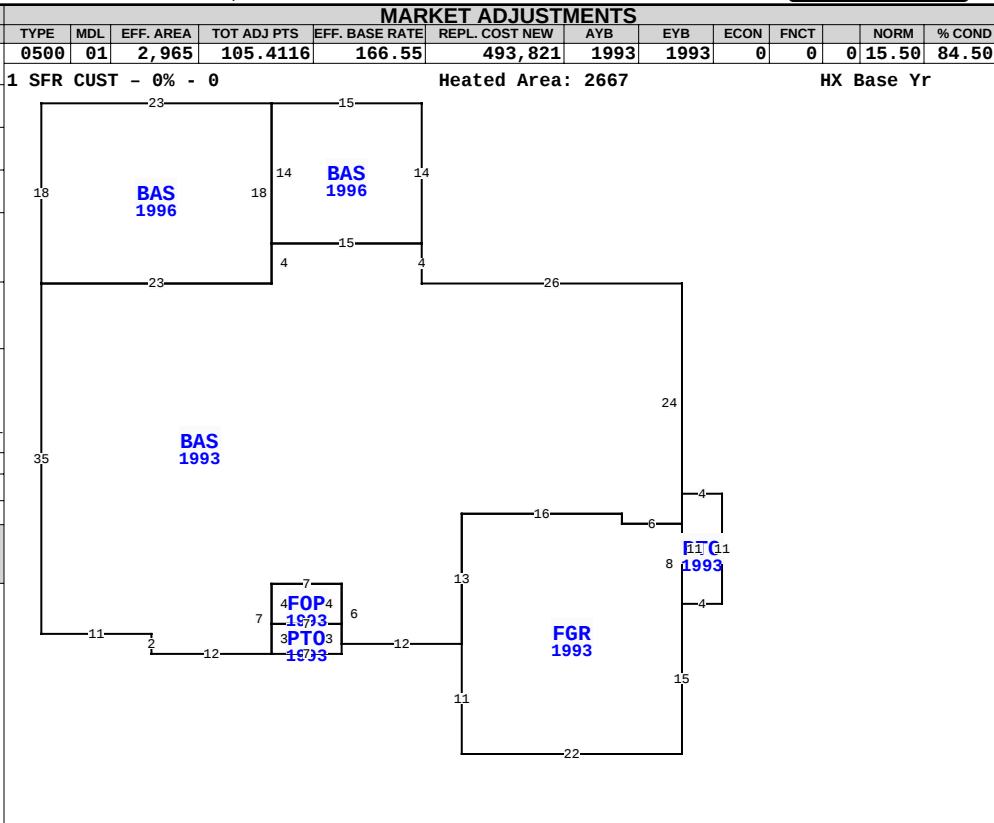
TOTALS	3,282			2,965	417,279
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0858	SCULP CONC	0	0	0	0	966.00	SF	13.00	13.00	100	1993	1993	3	88	11,051	
3	0858	SCULP CONC	0	0	0	0	112.00	SF	13.00	13.00	100	1993	1993	3	88	1,281	
4	1125	CB/STC 6"	0	0	0	0	67.00	SF	7.35	7.35	100	1993	1993	3	64	315	
5	0855	CONC PAVER	0	0	0	0	360.00	SF	7.00	7.00	100	2013	2013	3	93	2,344	
6	0830	FLAGSTONE	0	0	0	0	182.00	SF	12.00	12.00	100	2013	2013	3	93	2,031	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							



4701 RIGGING DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF																	19,542
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	8
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	417,279		
TOTAL MARKET OB/XF VALUE	19,542		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	786,821		
SOH/AGL Deduction	62,769		
ASSESSED VALUE	724,052		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	724,052		
TOTAL JUST VALUE	786,821		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	768,312		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313509	ROOF	14,000	06/01/2013
M0408228	H/AC	0	05/01/2004
B9602838	ADDITION	20,800	04/01/1996
6457	NEW CONSTR	86,120	10/26/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1857/0094	5/15/2013	WD	Q	I	02	370,000

GRANTOR: DAVIDSON JAMES DONALD						
GRANTEE: GARDNER MICHAEL A &						
1389/0043	2/14/2006	QC	Q	I	01	100
GRANTOR: MOUM BARBARA JEAN						
GRANTEE: DAVIDSON JAMES DONA						

BUILDING NOTES

BUILDING DIMENSIONS																
BAS=[YR=1993] W26 N4 BAS=[YR=1996] N14 W15 BAS=[YR=1996] W23 S18 E23 N18 \$ S14 E15 \$ W15 S4 W23 S35 E11 S2 E12 PTO=[YR=1993] E7 N3 FOP=[YR=1993] N4 W7 S4 E7 \$ W7 S3 \$ N7 E7 S6 E12 FGR=[YR=1993] S11 E22 N15 PTO=[YR=1993] E4 N11 W4 S11\$ N8 W6 N1 W16 S13\$ N13 E16 S1 E6 N24\$.																