

CHRISTIANSON KIM & BARBARA
4705 RIGGING DRIVE
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND					
Exterior Wall		20		FACE BRICK 100		0500		01		2,589		110.9808		175.35		453,981		1995		1998		0		0		19.50		80.50			
Roof Structur		03		GABLE/HIP 100		1		SFR CUST - 100% - 2018		Heated Area: 2240								HX		Base Yr 2018											
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 90																											
Interior Wall		08		DECORATIVE 10																											
Interior Floo		14		CARPET 80																											
Interior Floo		11		CLAY TILE 20																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				3 100																											
Bathrooms				2 100																											
Frame		02		WOOD FRAME 100																											
Stories				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		2,240		100		1993		2,240		316,191																					
FGR		506		55		1995		278		39,241																					
FOP		60		30		1995		18		2,541																					
FOP		108		30		1995		32		4,517																					
PTO		428		5		1996		21		2,964																					
TOTALS		3,342						2,589		365,455																					
EXTRA FEATURES										4705 RIGGING DR, FERNANDINA BEACH										BLD DATE											
																				XF DATE											
																				LGL DATE											
																				LAND DATE											
																				AG DATE											
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		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1995		1995		3		76		2,660			
2		0812		CONCRETE C		0 100		0 0		1,115.00		SF		4.00		4.00		100		1995		1995		3		68		3,033			
3		0825		BRICK		0 100		0 0		49.00		SF		12.50		12.50		100		100		100		3		20		123			
4		0810		CONCRETE A		0 100		0 0		65.00		SF		6.50		6.50		100		1995		1995		3		68		287			