

LOT 112
GOLFSE AT SUMMER BEACH #1
PB 5/114-118

HALVERSON THOMAS & SHELLY TRST/HALVERSON THOMAS TR
4711 RIGGING DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0112-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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. 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	2,262	100	2006	2,262	362,055
FGR	690	55	2006	380	60,823
FOP	209	30	2006	63	10,084
FSP	183	40	2006	73	11,684
FSP	197	40	2006	79	12,644
FUS	1,043	100	2006	1,043	166,942
STP	4	10	2006	0	0
STP	6	10	2006	1	160
STP	8	10	2006	1	160
UOP	108	20	2006	22	3,522
TOTALS	4,710			3,924	628,075

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	976.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	328.00	SF	10.00	10.00
3	0858	SCULP CONC	0 100	0	0	407.00	SF	13.00	13.00
4	1126	CB/STC 8"	0 100	0	0	39.00	SF	8.00	8.00
5	0810	CONCRETE A	0 100	5	5	25.00	SF	6.50	6.50
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,924	111.3210	175.89	690,192	2006	2006	0	0	9.00	91.00
1 SFR CUST - 100% - 2023 Heated Area: 3305 HX Base Yr 2023											
BLD DATE	10/27/2006	KK	LGL DATE								
XF DATE	10/27/2006	KK	LAND DATE	10/27/2006	KK						
INC DATE			AG DATE								

TOTAL OB/XF											
18,482											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	976.00	SF	10.00	10.00	100	2006
2	0855	CONC PAVER	0 100	0	0	328.00	SF	10.00	10.00	100	2006
3	0858	SCULP CONC	0 100	0	0	407.00	SF	13.00	13.00	100	2006
4	1126	CB/STC 8"	0 100	0	0	39.00	SF	8.00	8.00	100	2006
5	0810	CONCRETE A	0 100	5	5	25.00	SF	6.50	6.50	100	2006
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006

TOTAL OB/XF											
18,482											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						628,075					
TOTAL MARKET OB/XF VALUE						18,482					
TOTAL LAND VALUE - MARKET						350,000					
TOTAL MARKET VALUE						996,557					
SOH/AGL Deduction						87					
ASSESSED VALUE						996,470					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						945,748					
TOTAL JUST VALUE						996,557					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						968,387					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10814	MECH OTHER	0	12/01/2005
C16051	CO ISSUED	0	09/01/2005
E15808	ELEC OTHER	2,000	09/01/2005
P10098	OTHER	0	09/01/2005
R08217	REPAIR/RRF	9,500	09/01/2005
B16051	NEW CONSTR	0	09/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2374/1708	6/29/2020	WD	U	I	11	100			
GRANTOR: HALVERSON SHELLY ELIZ									
GRANTEE: HALVERSON THOMAS L									
2283/1377	6/11/2019	TD	U	I	11	100			
GRANTOR: SNYDER JOHNELLE F REV									
GRANTEE: HALVERSON SHELLY EL									

BUILDING NOTES											
BAS=[YR=2006;ORIG=0,0] W12 W2 S4 W12 N1 U3L3 W7 N6 W17 S19 S9 W10 U3L3 W8 D3L3 S29 E20 E3 N5 E25 N5 N7 E1 N7 W1 N14 E29 N13 \$											
FUS2006=[ORIG=30,0] E13 S14 E16 N14 E19 S24 W25 S5 W23 N29 \$											
FGR=[YR=2006;ORIG=-29,41] E24 N23 E5 N5 W29 S14 E1 S7 W1 S7 \$											
FOP=[YR=2006;ORIG=-57,51] S3 E3 E25 N8 W25 S5 W3 \$											
FSP=[YR=2006;ORIG=-12,0] N1 N5 W24 S6 E7 D3R3 S1 E12 N4 E2 \$											
FSP2006=[ORIG=-53,13] W4 W20 S9 U3R3 E8 D3R3 E10 N9 \$											
UOP=[YR=2006;ORIG=0,18] E6 N18 W6 S18 \$											
STP=[YR=2006;ORIG=-12,-1] E2 N4 W2 S4 \$											
STP=[YR=2006;ORIG=-57,13] N2 W3 S2 E3 \$											
STP2006=[ORIG=-54,54] S1 E4 N1 W4 \$											