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

LAFORGE J DARYL & SUZANNE G
PO BOX 15010
FERNANDINA BEACH, FL 32035

2025

00-SB-30-065A-0114-0000

NASSAU COUNTY PROPERTY

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 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

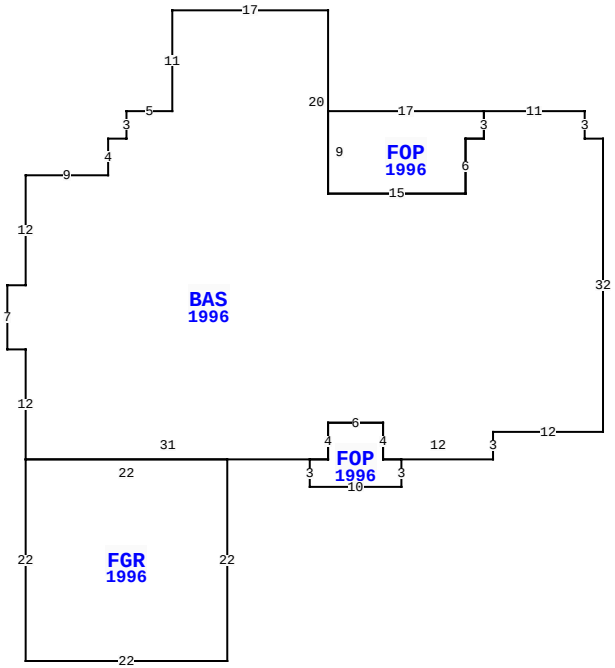
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100	1996	2,319	357,645
FGR	484	55	1996	266	41,024
FOP	54	30	1996	16	2,467
FOP	141	30	1996	42	6,478
TOTALS	2,998			2,643	407,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,643	113.5008	179.33	473,969	1996	1996	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2025 Heated Area: 2319 HX Base Yr 2025



4721 RIGGING DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		407,613
TOTAL MARKET OB/XF VALUE		7,368
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		764,981
SOH/AGL Deduction		0
ASSESSED VALUE		764,981
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		714,259
TOTAL JUST VALUE		764,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		746,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004922	R/R RES	69,925	05/07/2025
R1615158	ROOF	13,000	07/01/2016
B9602607	NEW CONSTR	105,000	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/159	3/27/2024	WD	Q	I	02	895,000
GRANTOR: HIGGINS KENNETH E & D						
GRANTEE: LAFORGE J DARYL & S						
0887/0398	6/15/1999	WD	Q	I		325,000
GRANTOR: WRIGHT JEFFREY L & CA						
GRANTEE: HIGGINS KENNETH E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W2 N3 W11 FOP=[YR=1996] W17 S9 E15 N6 E2 N3 $ S3 W2 S6 W15 N20 W17 S11 W5 S3 W2 S4 W9 S12 W2 S7 E2 S12 FGR=[YR=1996] S22 E22 N22 W22 $ E31 FOP=[YR=1996] S3 E10 N3 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E12 N3 E12 N32 $.

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	1,429.00	SF	4.00	4.00	100	1996	1996	3	70	4,001	
3	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	1996	1996	3	70	164	
4	0820	WOOD WALK	0	100	0	0	108.00	SF	11.75	11.75	100	1996	1996	3	40	508	

LAND DESCRIPTION

TOTAL OB/XF 7,368

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