LOT 117
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

ZABROSKE REVOCABLE TRUST/ZABROSKE MARK ANDREW TRUS
4733 RIGGING DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0117-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

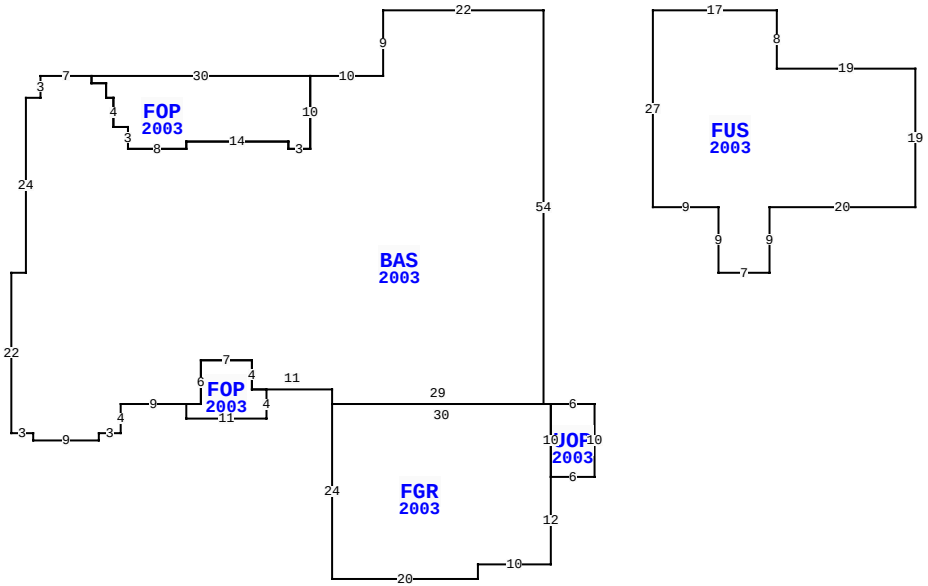
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	3,173	100	2003	3,173	608,215
FGR	700	55	2003	385	73,799
FOP	68	30	2003	20	3,834
FOP	255	30	2003	76	14,568
FUS	883	100	2003	883	169,257
UOP	60	20	2003	12	2,300
TOTALS	5,139			4,549	871,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,549	129.7534	205.01	932,590	2003	2011	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2022 Heated Area: 4056 HX Base Yr 2022



4733 RIGGING DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		871,972
TOTAL MARKET OB/XF VALUE		41,360
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,263,332
SOH/AGL Deduction		197,173
ASSESSED VALUE		1,066,159
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,015,437
TOTAL JUST VALUE		1,263,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,224,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212574	REPAIR/RRF	0	03/01/2021
B0310692	SWIM POOL	26,448	01/01/2003
B0210329	NEW CONSTR	328,250	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/1055	11/15/2023	QC	U	I	11	100
GRANTOR: ZABROSKE MARK A & KIM						
GRANTEE: ZABROSKE REVOCABLE						
2399/1902	10/12/2020	WD	Q	I	01	1,030,000
GRANTOR: BARRINEAU DENNIS M &						
GRANTEE: ZABROSKE MARK A & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W22 S9 W10 FOP=[YR=2003] W30 S1 E2 S2 E1 S4 E2 S3 E8 N1 E14 S1 E3 N10$ S10 W3 N1 W14 S1 W8 N3 W2 N4 W1 N2 W2 N1 W7 S3 W2 S24 W2 S22 E3 S1 E9 N1 E3 N4 E9 FOP=[YR=2003] S2 E11 N4 W2 N4 W7 S6 W2$ E2 N6 E7 S4 E11 S2 FGR=[YR=2003] S24 E20 N2 E10 N12 UOP=[YR=2003] E6 N10 W6 S10$ N10 W30 $ E29 N54$ PTR=E15 FUS=[YR=2003] E17 S8 E19 S19 W20 S9 W7 N9 W9 N27 $ W15$.

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	2003	2003	3	86	3,010	
2	0825	BRICK	0	100	0	0	2,386.00	SF	12.50	12.50	100	2003	2003	3	95	28,334	
3	0861	POOL GUNIT	0	100	0	0	207.00	SF	85.00	85.00	100	2003	2003	3	29	5,103	
4	0845	KOOL DECK	0	100	0	0	408.00	SF	7.25	7.25	100	2003	2003	3	82	2,426	
5	0910	SCRN RM L	0	100	0	0	597.00	SF	15.00	15.00	100	2003	2003	3	20	1,791	
6	1126	CB/STC 8"	0	100	0	0	80.00	SF	8.00	8.00	100	2003	2003	3	82	525	
7	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2003	2003	3	82	171	

LAND DESCRIPTION

TOTAL OB/XF 41,360

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 11/19/2021 BY RK Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS