

LOT 22
IN OR 2176/1565
RIVER PLACE @ SUMMER BEACH

WIGGINS THOMAS C JR & CONSTANCE C
95222 SPRING TIDE LN
FERNANDINA BEACH, FL 32034

2025

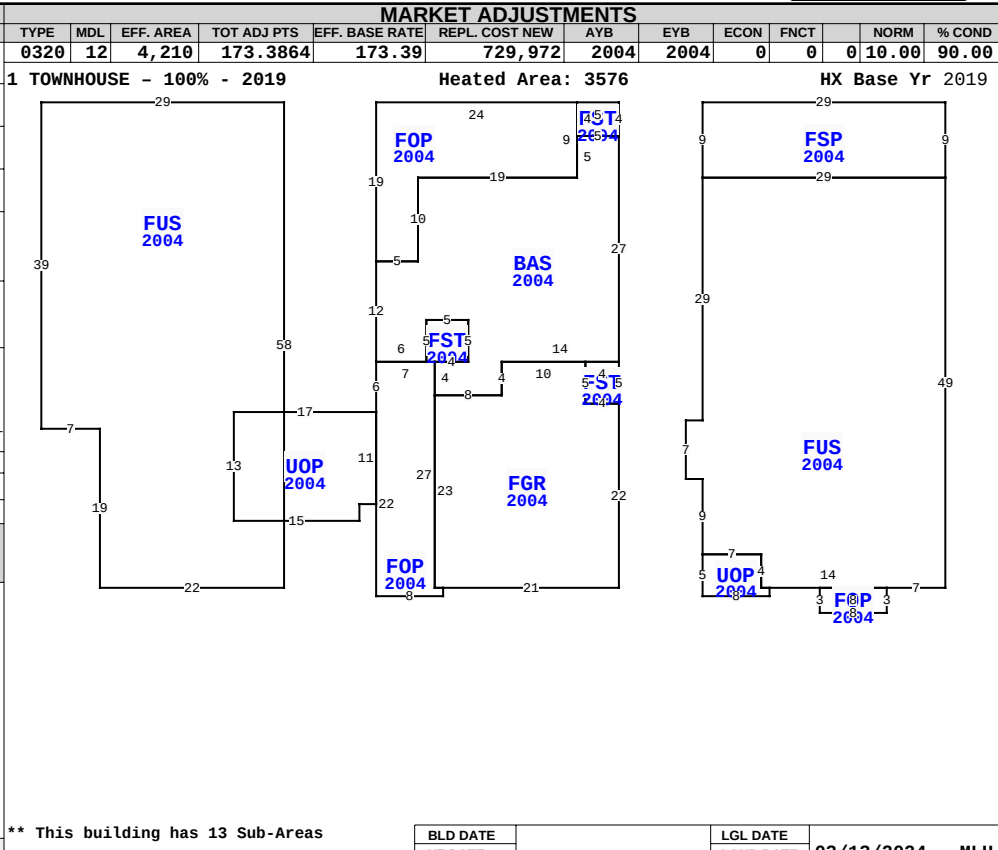
00-SB-30-185R-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03

NEIGHBORHOOD/LOC 3023.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100	2004	620	96,752
FGR	542	55	2004	298	46,503
FOP	24	30	2004	7	1,093
FOP	197	30	2004	59	9,207
FOP	266	30	2004	80	12,484
FSP	261	40	2004	104	16,230
FST	20	55	2004	11	1,716
FST	20	55	2004	11	1,716
FST	25	55	2004	14	2,184
FUS	1,407	100	2004	1,407	219,564
TOTALS	5,184			4,210	656,975



** This building has 13 Sub-Areas

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0	956.00	SF	5.20	5.20	100	2004
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2004
3	0825	BRICK	0	100	0	0	408.00	SF	12.50	12.50	100	2004
4	1126	CB/STC 8"	0	100	28	7	196.00	SF	8.00	8.00	100	2004
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004
6	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2004

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
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		656,975	
TOTAL MARKET OB/XF VALUE		22,336	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,329,311	
SOH/AGL Deduction		657,727	
ASSESSED VALUE		671,584	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		620,862	
TOTAL JUST VALUE		1,329,311	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,344,341	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318487	H/AC	0	07/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2176/1565	2/12/2018	WD	Q	I	01
GRANTOR: PIERSON PAUL B & SHER					
GRANTEE: WIGGINS THOMAS C JR					
1888/0769	11/06/2013	QC	U	I	11
GRANTOR: PIERSON PAUL B & SHER					
GRANTEE: PIERSON PAUL B & SH					

BUILDING NOTES												
BUILDING DIMENSIONS												
FST=[YR=2004] W5 FOP=[YR=2004] W24 S19 BAS=[YR=2004] S12 FOP=[YR=2004] S6 UOP=[YR=2004] W17 S13 E15 N2 E2 N11 \$ S22 E8 N1 FGR=[YR=2004] E21 N22 FST=[YR=2004] N5 W4 S5 E4 \$ W4 N5 W10 S4 W8 S23 E1 \$ W1 N27 FST=[YR=2004] E4 N5 W5 S5 E1 \$ W7 \$ E6 N5 E5 S5 W4 S4 E8 N4 E14 N27 W5 S5 W19 S10 W5 \$ E5 N10 E19 N9 \$ S4 E5 N4 \$ PTR= E10 FSP=[YR=2004] E29 S9 FUS=[YR=2004] S49 W7 FOP=[YR=2004] S3 W8 N3 E8 \$ W14 UOP=[YR=2004] S1 W8 N5 E7 S4 E1 \$ W1 N4 W7 N9 W2 N7 E2 N29 E29 \$ W29 N9 \$ W10 \$ PTR= W40 FUS=[YR=2004] W29 S39 E7 S19 E22 N58 \$ E40 \$.												