

LOT 43
IN OR 1945/1913
GOLFSIDE @ SUMMER BCH 1PB5/114

SAUNDERS ALAN R & ELYSE
1635 RIGGING WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
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	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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	2,217	100	1993	2,217	441,669
DCK	102	10	2016	10	1,992
DCK	358	10	2016	36	7,172
FGR	572	55	1993	315	62,754
FOP	80	30	1993	24	4,781
FOP	191	30	2016	57	11,355
FSP	384	40	2016	154	30,680
FUS	1,135	100	1993	1,135	226,114

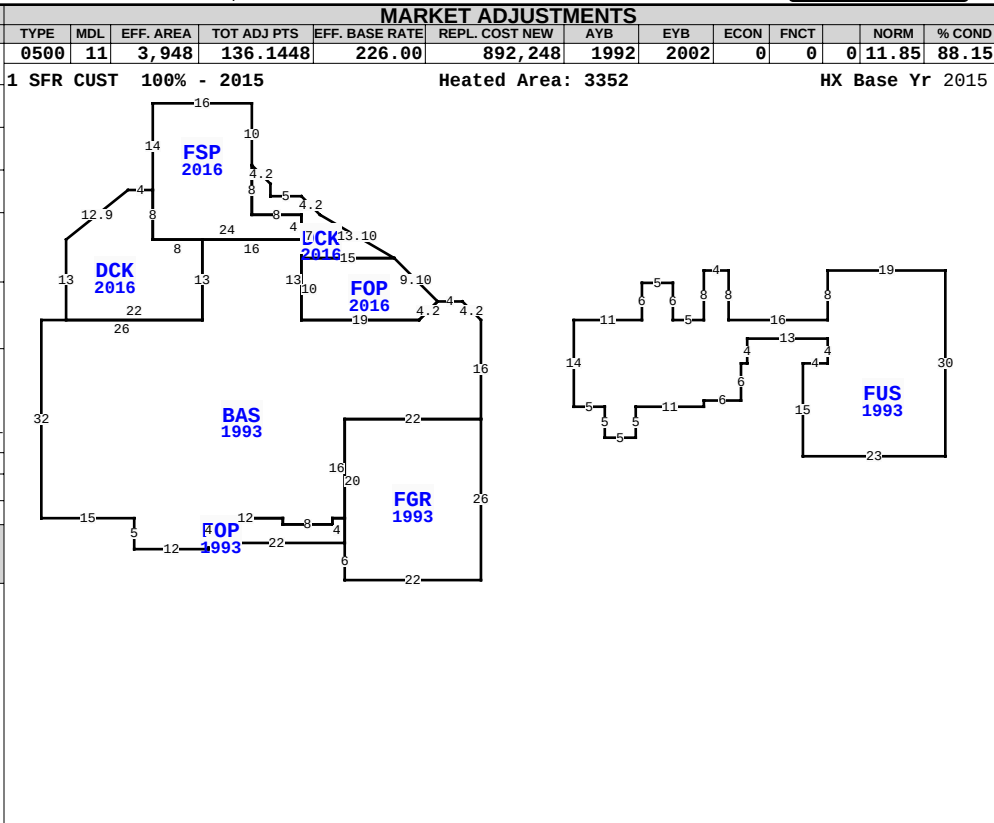
TOTALS	5,039			3,948	786,517
--------	-------	--	--	-------	---------

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	68	1,360	
4	1242	WD DECK A	0	100	0	0	276.00	SF	10.00	10.00	100	1992	1992	3	20	552	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	1992	1992	05	85	51,000	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							



1635 RIGGING WAY, FERNANDINA BEACH

TOTAL OB/XF																	52,912
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		786,517
TOTAL MARKET OB/XF VALUE		52,912
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,339,429
SOH/AGL Deduction		545,436
ASSESSED VALUE		793,993
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		742,582
TOTAL JUST VALUE		1,339,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,330,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529908	CO ISSUED	0	02/10/2016
B1530871	SCRNENC	26,156	07/01/2015
B1529908	REMODEL	90,000	02/01/2015
7672	NEW CONSTR	133,039	11/08/1991

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
1945/1913	10/21/2014	WD Q I 01	700,000
GRANTOR: JUSTICE JOHN WILLIAM			
GRANTEE: SAUNDERS ALAN R & E			
1757/1573	9/27/2011	WD Q I 02	580,000
GRANTOR: EDWARDS SAMUEL TAYLOR			
GRANTEE: JUSTICE JOHN W IV			

BUILDING NOTES			
BAS=[YR=1993] L3 U3 W4 FOP=[YR=2016] U7 L7 DCK=[YR=2016] U7 L12 U3 L3 W5 N2 U3 L3 FSP=[YR=2016] N10 W16 S14 DCK=[YR=2016] W4 D8 L10 S13 E22 N13 W8 N8\$ S8 E24 N4 W8 N8\$ S8 E8 S7 E15\$ W15 S10 E19 U3 R3 \$ D3 L3 W19 N13 W16S13 W26 S32 E15 S5 E12 N1 FOP=[YR=1993] E22 FGR=[YR=1993] S6E22 N26 W22 S20 \$ N4 W2 S1 W8 N1 W12 S4 \$ N4 E12 S1 E8 N1 E2 N16 E22 N16 \$ PTR= E15 FUS=[YR=1993] E11N6 E5 S6 E5 N8 E4 S8 E16 N8 E19 S30 W23 N15 E4 N4 W13 S4 W1 S6 W6 S1 W11 S5 W5 N5 W5 N14 \$ W15 \$.			