LOT 46 & PT SEC 12-2N-28E
PAR 5-2 IN OR 2810/142
GOLFSIDE AT SUMMER BEACH #1

TATE PERRY L & LESLIE P
PO BOX 10136
PEORIA, IL 61612

2026

00-SB-30-065A-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

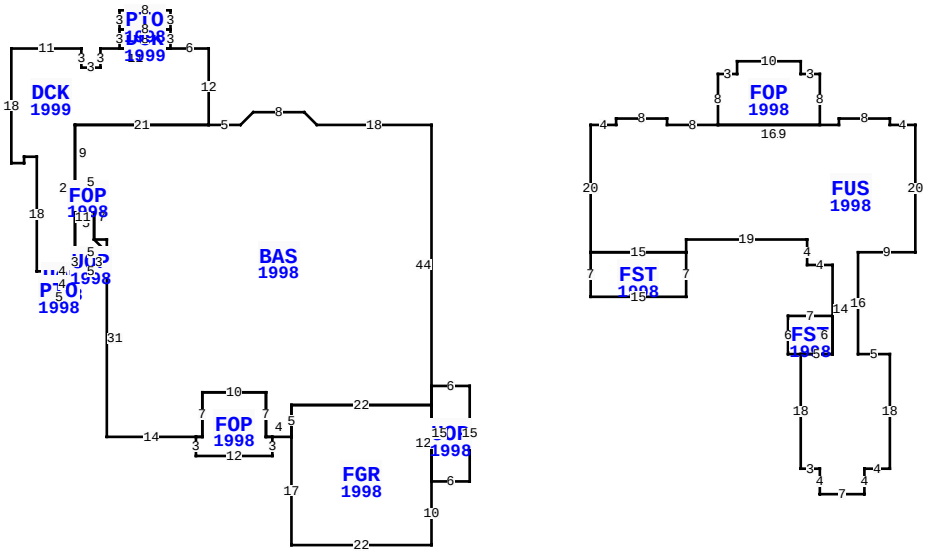
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,398	100	1998	2,398	459,037
DCK	24	10	1999	2	383
DCK	523	10	1999	52	9,954
FGR	484	55	1998	266	50,919
FOP	41	30	1998	12	2,297
FOP	106	30	1998	32	6,125
FOP	148	30	1998	44	8,423
FST	42	55	1998	23	4,403
FST	105	55	1998	58	11,103
FUS	1,350	100	1998	1,350	258,424
TOTALS	5,368			4,261	815,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,261	133.0032	220.79	940,786	1998	1998	0	0	0	13.30	86.70

1 SFR CUST 0% - 2026 Heated Area: 3748 HX Base Yr



** This building has 15 Sub-Areas

1653 RIGGING WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	815,661
TOTAL MARKET OB/XF VALUE	1,580
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,317,241
SOH/AGL Deduction	0
ASSESSED VALUE	1,317,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,317,241
TOTAL JUST VALUE	1,317,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,410,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703839	NEW CONSTR	128,949	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2810/142	8/19/2025	WD	Q	I	01	1,450,000
GRANTOR: BEALL CAROLYN C						
GRANTEE: TATE PERRY L & LESL						
2302/0257	9/03/2019	WD	Q	I	01	1,000,000
GRANTOR: TABLER BRYAN G & KARE						
GRANTEE: BEALL CAROLYN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W18 U2 L2 W8 D2 L2 W5 DCK=[YR=1999] N12 W6 DCK=[YR=1999] N3 PTO=[YR=1998] N3 W8 S3 E8 $ W8 S3 E8 $ W11 S3 W3 N3 W11 S18 E2 N1 E2 S18 E2 UOP=[YR=1998] S2 PTO=[YR=1998] W1 S2 E5 N2 W4 $ E4 N2 W4 $ E4 UOP=[YR=1998] E5 N3 W5 S3 $ N3 FOP=[YR=1998] E5 U2 L2 N5 R2 U2 N2 W5 S11 $ N20 E21 $ W21 S9 E5 S2 W2 S7 E2 S31 E14 FOP=[YR=1998] S3 E12 N3 W1 N7 W10 S7 W1 $ E1 N7 E10 S7 E4 FGR=[YR=1998] S17 E22 N10 UOP=[YR=1998] E6 N15 W6 S15 $ N12 W22 S5 $ N5 E22 N44 $ PTR= E25 FUS=[YR=1998] E4 N1 E8 S1 E8 FOP=[YR=1998] N8 E3 N2 E10 S2 E3 S8 W16 $ E19 N1 E8 S1 E4 S20 W9 S16 E5 S18 W4 S4 W7 N4 W3 N18 FST=[YR=1998] E5 N6 W7 S6 E2 $ E5 N14 W4 N4 W19 S2 FST=[YR=1998] S7 W15 N7 E15 $ W15 N20 $ W25 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	79	1,580	

LAND DESCRIPTION

TOTAL OB/XF 1,580

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	000140	C	RES GOLF	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/09/2026 BY SYS