LOT 47 & PT 12-2N-28E PAR 5-5
OR 2223/632 & OR 1130/1502
GOLFSIDE AT SUMMER BEACH #1

DAUGHTRIDGE SUSAN & RICHARD
1657 RIGGING WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

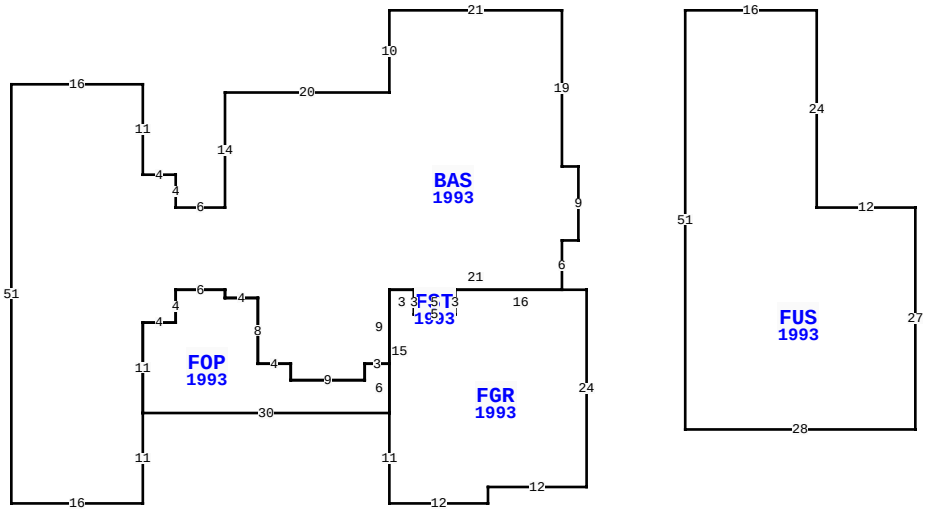
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	14	WD SHINGLE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	2,326	100	1993	2,326	421,191
FGR	585	55	1993	322	58,308
FOP	268	30	1993	80	14,486
FST	15	55	1993	8	1,449
FUS	1,140	100	1993	1,140	206,431
TOTALS	4,334			3,876	701,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,876	132.2244	219.49	850,743	1990	1990	0	0	0	17.50	82.50

1 SFR CUST 0% - 2026 Heated Area: 3466 HX Base Yr



1657 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	701,863
TOTAL MARKET OB/XF VALUE	4,053
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,205,916
SOH/AGL Deduction	0
ASSESSED VALUE	1,205,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,205,916
TOTAL JUST VALUE	1,205,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,201,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0363621	ADDITION	10,500	05/01/2003
6244	NEW CONSTR	188,485	01/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2840/397	12/12/2025	WD	Q	I	01	1,300,000
GRANTOR: MORRIS FAMILY TRUST						
GRANTEE: DAUGHTRIDGE SUSAN &						
2223/0632	5/30/2018	QC	U	I	11	100
GRANTOR: MORRIS SALLYANN						
GRANTEE: MORRIS FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S10 W20 S14 W6 N4 W4 N11 W16 S51 E16 N11
FOP=[YR=1993] E30 FGR=[YR=1993] S11 E12 N2 E12 N24 W16
FST=[YR=1993] W5 S3 E5 N3$ S3 W5 N3 W3 S15$ N6 W3 S2 W9 N2 W4
N8 W4 N1 W6 S4 W4 S11 $ N11 E4 N4 E6 S1 E4 S8 E4 S2 E9 N2 E3
N9 E21N6 E2 N9 W2 N19 $ PTR=E15 FUS=[YR=1993] E16 S24 E12 S27
W28 N51$ 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	64	1,280	
5	1125	CB/STC 6"	0	0	34	6	204.00	SF	7.35	7.35	100	1990	1990	3	54.5	817	
7	0910	SCRN RM L	0	0	0	0	652.00	SF	15.00	15.00	100	2003	2003	3	20	1,956	

LAND DESCRIPTION

TOTAL OB/XF 4,053

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		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