LOT 49
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

HASBROOK ROY D & MELINDA L L/E/
1671 RIGGING WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0049-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	14	WD SHINGLE 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

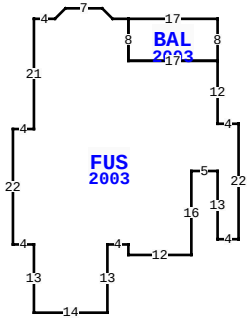
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3019.00

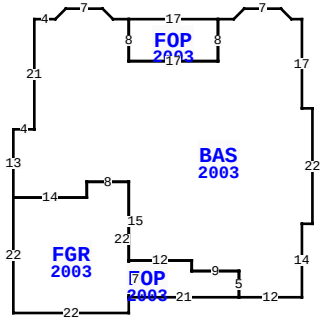
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	136	15	2003	20	3,855
BAS	2,204	100	2003	2,204	424,809
FGR	508	55	2003	279	53,776
FOP	129	30	2003	39	7,517
FOP	136	30	2003	41	7,902
FUS	1,699	100	2003	1,699	327,473
TOTALS	4,812			4,282	825,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,282	130.0992	215.96	924,741	2003	2003	0	0	0	10.75	89.25

1 SFR CUST 100% - 2012 Heated Area: 3903 HX Base Yr 2012





1671 RIGGING WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		825,331
TOTAL MARKET OB/XF VALUE		4,444
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,329,775
SOH/AGL Deduction		615,942
ASSESSED VALUE		713,833
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		662,422
TOTAL JUST VALUE		1,329,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,304,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24403	XFOB	4,175	02/01/2011
B0310746	NEW CONSTR	267,214	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1340	7/24/2023	QC	U	I	11	100
GRANTOR: HASBROOK ROY D & MELI						
GRANTEE: AUBIN JENNIFER L ST						
1669/0035	3/24/2010	WD	Q	I	01	837,000
GRANTOR: SYKES CHARLES E & CON						
GRANTEE: HASBROOK ROY D & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W2 U2 L2 W7 D2 L2 W3 FOP=[YR=2003] W17 S8 E17 N8$ S8 W17 N8 W3 U2 L2 W7 D2 L2 W4 S21 W4 S13 FGR=[YR=2003] S22 E22 N3 FOP=[YR=2003] E21N5 W9 N2 W12 S7$ N22 W8 S3 W14$ E14 N3 E8 S15 E12 S2 E9 S5 E12 N14 E2 N22 W2 N17$ PTR=N10FUS=[YR=2003] N13 W4 N22 E4 N21 E4 U2 R2 E7 D2 R2 E3 BAL=[YR=2003] E17 S8 W17N8$ S8 E17 S12 E4 S22 W4 N13 W5 S16 W12 N2 W4 S13 W14$ S10$.

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	85	2,975	
6	0911	SCRN RM A	0	100	12	17	204.00	SF	18.00	18.00	100	2011	2011	3	40	1,469	

LAND DESCRIPTION

TOTAL OB/XF 4,444

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	100		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