LOT 50
IN OR 773/1968
GOLFSIDE AT SUMMER BCH #1

PRICE GARRETT AH JR & DAWN B
1689 RIGGING WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0050-0000

BUILDING CHARACTERISTICS

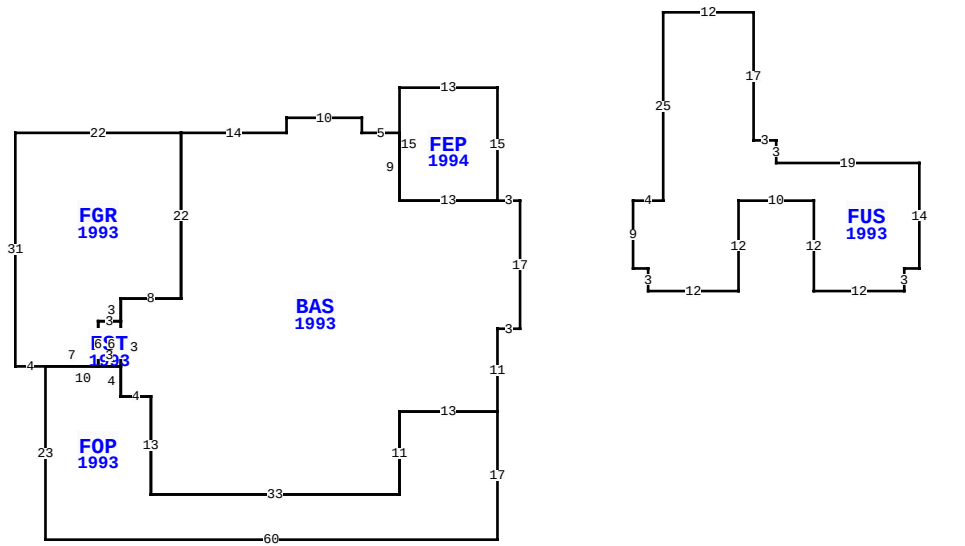
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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
BAS	1,983	100	1993	1,983	378,861
FEP	195	80	1994	156	29,804
FGR	592	55	1993	326	62,284
FOP	725	30	1993	218	41,650
FST	18	55	1993	10	1,911
FUS	743	100	1993	743	141,953
TOTALS	4,256			3,436	656,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,436	135.4056	224.77	772,310	1990	1995	0	0	0	15.00	85.00

1 SFR CUST 100% - 1999 Heated Area: 2726 HX Base Yr 1999



1689 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		656,464
TOTAL MARKET OB/XF VALUE		54,812
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,211,276
SOH/AGL Deduction		676,611
ASSESSED VALUE		534,665
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		483,254
TOTAL JUST VALUE		1,211,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,151,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212146	REPAIR/RRF	0	03/01/2021
0220	SWIM POOL	20,200	06/01/1993
6589	NEW CONSTR	131,286	07/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0773/1968	10/15/1996	WD	Q	I		335,800
GRANTOR: TOWNSEND JAMES M & BA						
GRANTEE: PRICE GARRETT AH JR						
0601/0087	6/29/1990	WD	Q	V		72,500
GRANTOR: MORRIS SHELDON A						
GRANTEE: TOWNSEND JAMES & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FEP=[YR=1994] N15 W13 S15 E13 $ W13 N9 W5 N2 W10 S2 W14 FGR=[YR=1993] W22 S31 E4 FOP=[YR=1993] S23 E60 N17 W13 S11 W33 N13 W4 N4 FST=[YR=1993] N6 W3 S6 E3 $ W10 $ E7 N6 E3 N3 E8 N22 $ S22 W8 S13 E4 S13 E33 N11 E13 N11 E3 N17 $ PTR= E15 FUS=[YR=1993] E4 N25 E12 S17 E3 S3 E19 S14 W2 S3 W12 N12W10 S12 W12 N3 W2 N9 $ 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	64	1,280	
4	1242	WD DECK A	0	100	0	0	547.00	SF	10.00	10.00	100	1990	1990	3	20	1,094	
5	0820	WOOD WALK	0	100	0	0	40.00	SF	11.75	11.75	100	1990	1990	3	40	188	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	1993	1993	05	85	51,000	
10	1076	TRELLIS A	0	100	14	14	196.00	SF	7.50	7.50	100	1995	1995	3	85	1,250	

LAND DESCRIPTION

TOTAL OB/XF 54,812

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