LOT 53
IN OR 1831/1605 & OR 2096/1489
GOLFSIDE AT SUMMER BEACH #1

RITTER RICHARD S & LESLIE
4700 RIGGING DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0053-0000

BUILDING CHARACTERISTICS

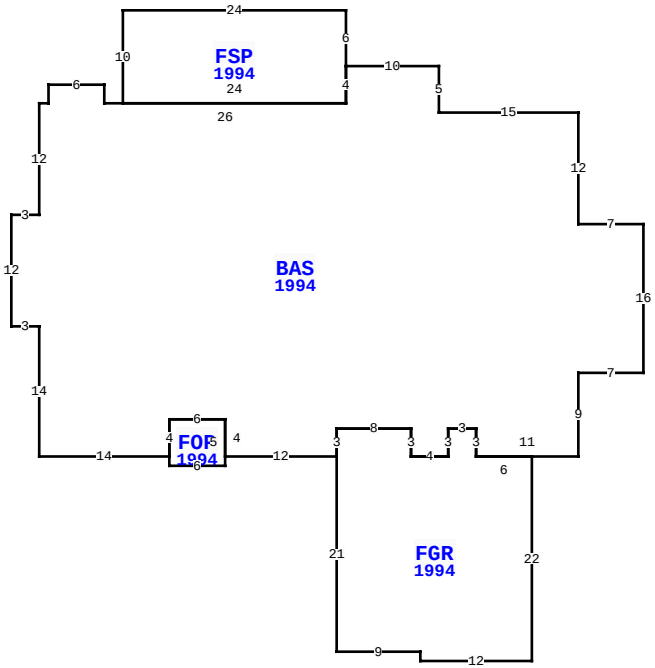
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,332	100	1994	2,332	465,914
FGR	486	55	1994	267	53,344
FOP	30	30	1994	9	1,798
FSP	240	40	1994	96	19,180
TOTALS	3,088			2,704	540,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,704	142.4333	236.44	639,334	1994	1994	0	0	0	15.50	84.50

1 SFR CUST 100% - 2018 Heated Area: 2332 HX Base Yr 2018



4700 RIGGING DR, 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		540,237
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,041,677
SOH/AGL Deduction		458,770
ASSESSED VALUE		582,907
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		531,496
TOTAL JUST VALUE		1,041,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,022,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250008659	ADD RES BD	480,401	08/04/2025
R1213140	REPAIR/RRF	14,145	09/03/2012
B00902	NEW CONSTR	112,461	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2096/1489	1/18/2017	WD	U	I	11	100
GRANTOR: COFFEY RICHARD PATRIC						
GRANTEE: RITTER RICHARD S &						
1831/1605	12/12/2012	WD	Q	I	02	468,000
GRANTOR: SMITH JOAN B TRUSTEE						
GRANTEE: RITTER RICHARD S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W15 N5 W10 FSP=[YR=1994] N6 W24 S10 E24 N4$ S4 W26 N2 W6 S2 W1 S12 W3 S12 E3 S14 E14 FOP=[YR=1994] S1 E6 N5 W6 S4$ N4 E6 S4 E12 FGR=[YR=1994] S21 E9 S1 E12 N22 W6 N3 W3 S3 W4 N3 W8 S3$ N3 E8 S3 E4 N3 E3 S3 E11 N9 E7 N16 W7 N12$.

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	1994	1994	3	72	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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