LOT 55 & PT SECT 12-2N-28
IN OR 2862/1988
GOLFSIDE AT SUMMER BEACH #1

BISBEY ROGER S REVOCABLE TRUST/BISBEY ROGER S TRUS
1524 WOODLAND DR SW
ROCHESTER, MN 55902

2026

00-SB-30-065A-0055-0000

BUILDING CHARACTERISTICS

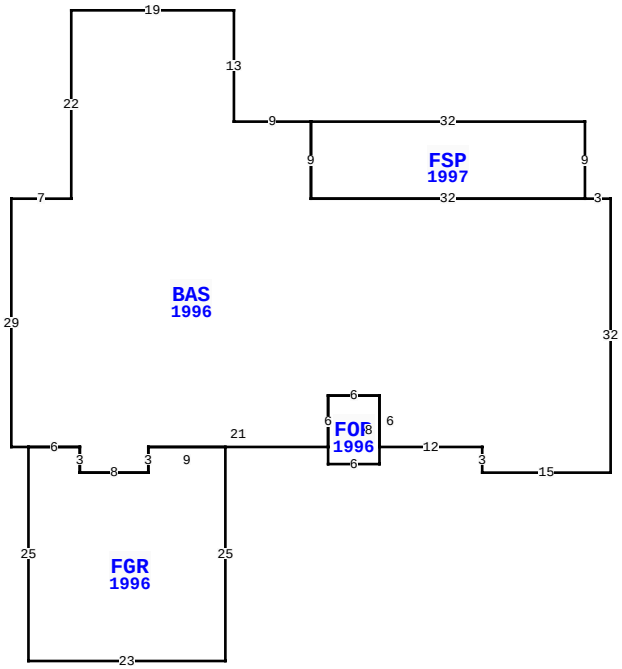
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,562	100	1996	2,562	503,533
FGR	551	55	1996	303	59,552
FOP	48	30	1996	14	2,751
FSP	288	40	1997	115	22,602
TOTALS	3,449			2,994	588,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,994	138.4733	229.87	688,231	1996	1996	0	0	0	14.50	85.50

1 SFR CUST 0% - 0 Heated Area: 2562 HX Base Yr



4708 RIGGING DR, FERNANDINA BEACH

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

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	588,438
TOTAL MARKET OB/XF VALUE	2,660
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,091,098
SOH/AGL Deduction	96,425
ASSESSED VALUE	994,673
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	994,673
TOTAL JUST VALUE	1,091,098
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,071,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602975	NEW CONSTR	115,710	05/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2862/1988	4/22/2026	WD	Q	I	01	1,500,000
GRANTOR: ANDREW DAVID C & DEBO						
GRANTEE: BISBEY ROGER S REVO						
1959/1219	1/16/2015	WD	U	I	11	100
GRANTOR: ANDREW SAMUEL E TRUST						
GRANTEE: ANDREW DAVID C & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W3 FSP=[YR=1997] N9 W32 S9 E32 $ W32 N9 W9 N13 W19 S22 W7 S29 E2 FGR=[YR=1996] S25 E23 N25 W9 S3 W8 N3 W6 $ E6 S3 E8 N3 E21 FOP=[YR=1996] S2 E6 N8 W6 S6 $ N6 E6 S6 E12 S3 E15 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 2,660

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