LOT 61
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

VERHEYDEN 2014 REVOCABLE TRUST/VERHEYDEN MARK A TR
4732 RIGGING DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0061-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 20
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

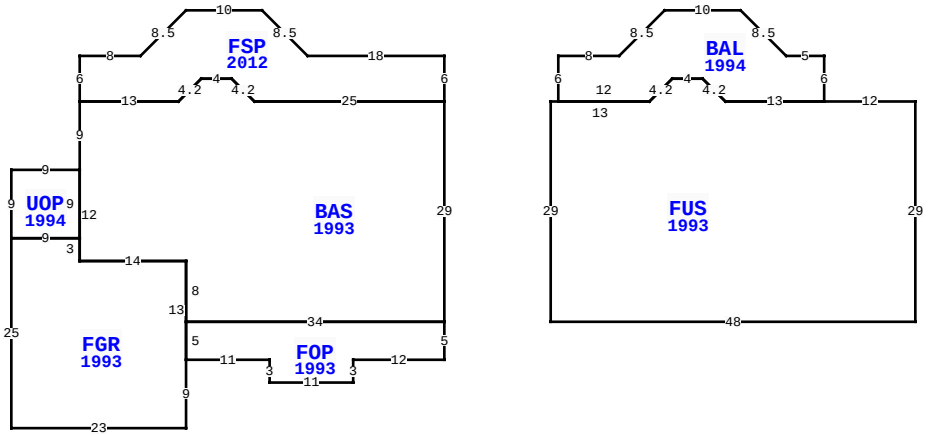
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	285	15	1994	43	6,432
BAS	1,301	100	1993	1,301	194,617
FGR	533	55	1993	293	43,830
FOP	203	30	1993	61	9,125
FSP	363	40	2012	145	21,690
FUS	1,413	100	1993	1,413	211,371
UOP	81	20	1994	16	2,393
TOTALS	4,179			3,272	489,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,272	106.6464	177.03	579,242	1989	1994	0	0	0	15.50	84.50

1 SFR CUST 100% - 2025 Heated Area: 2714 HX Base Yr 2025



4732 RIGGING DR, 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		489,459
TOTAL MARKET OB/XF VALUE		1,852
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		991,311
SOH/AGL Deduction		0
ASSESSED VALUE		991,311
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		939,900
TOTAL JUST VALUE		991,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		973,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212655	REPAIR/RRF	0	03/01/2021
5640	NEW CONSTR	142,600	04/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/0178	9/29/2021	WD	U	I	11	100
GRANTOR: VERHEYDEN MARK A & LI						
GRANTEE: VERHEYDEN 2014 REVO						
2442/1011	3/12/2021	WD	Q	I	01	790,000
GRANTOR: COASTAL ENDEAVORS LLC						
GRANTEE: VERHEYDEN MARK A &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W18 U6 L6 W10 D6 L6 W8 S6 BAS=[YR=1993] S9 UOP=[YR=1994] W9 S9 FGR=[YR=1993] S25 E23 N9 FOP=[YR=1993] E11 S3 E11 N3 E12 N5 W34 S5 $ N13 W14 N3 W9 $ E9 N9 $ S12 E14 S8 E34 N29 W25 U3 L3 W4 D3 L3 W13 $ E13 U3 R3 E4 D3 R3 E25 N6 $ PTR= E15 BAL=[YR=1994] E8 U6 R6 E10 D6 R6 E5 S6FUS=[YR=1993] E12 S29 W48 N29 E13 U3 R3 E4 D3 R3 E13 $ W13 U3 L3 W4 D3 L3 W12 N6 $ 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	1989	1989	3	62	1,240	
3	0911	SCRN RM A	0	100	0	0	170.00	SF	18.00	18.00	100	2002	2002	3	20	612	

LAND DESCRIPTION

TOTAL OB/XF 1,852

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	000100	C	RES	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