LOT 104 & PT LOT 103 (S-1)
IN OR 1198/550 & LOT 135 & PT
OF LOT 134 (S-2)

COKER JAMES B III & CAROL A
1642 RIGGING WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0104-0000

BUILDING CHARACTERISTICS

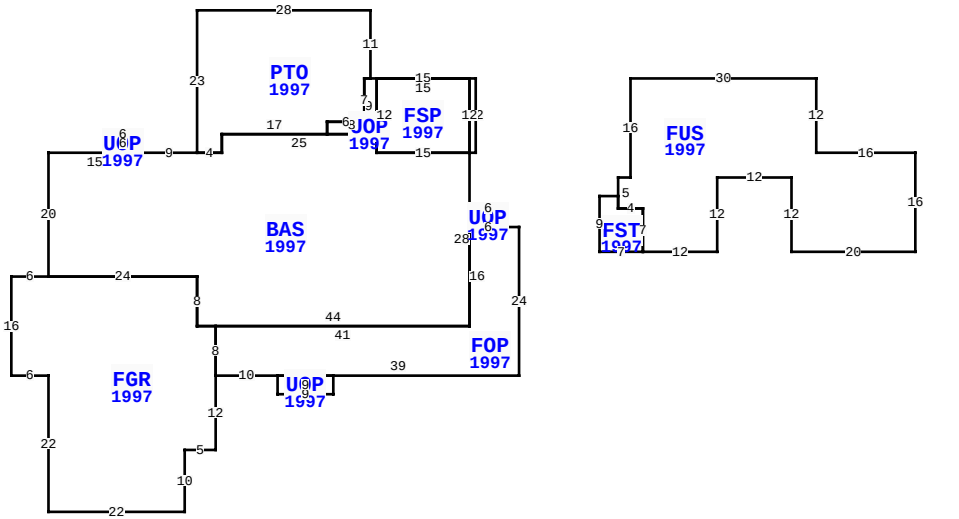
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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
BAS	1,787	100	1997	1,787	279,423
FGR	1,048	55	1997	576	90,065
FOP	520	30	1997	156	24,393
FSP	180	40	1997	72	11,259
FST	55	55	1997	30	4,691
FUS	948	100	1997	948	148,233
PTO	551	5	1997	28	4,378
UOP	18	20	1997	4	626
UOP	18	20	1997	4	626
UOP	27	20	1997	5	781
TOTALS	5,194			3,618	565,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,618	105.8400	175.69	635,646	1997	2002	0	0	0	11.00	89.00

1 SFR CUST 100% - 2004 Heated Area: 2735 HX Base Yr 2004



** This building has 11 Sub-Areas

1642 RIGGING WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2026 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		565,725
TOTAL MARKET OB/XF VALUE		45,111
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,410,836
SOH/AGL Deduction		711,822
ASSESSED VALUE		699,014
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		647,603
TOTAL JUST VALUE		1,410,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,267,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24971	REPAIR/RRF	5,914	07/01/2011
B9703933	NEW CONSTR	225,000	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1848/1520	3/19/2013	WD	Q	V	02	129,900
GRANTOR: MCALLISTER WAYLAND						
GRANTEE: COKER JAMES B III &						
1198/0550	12/30/2003	WD	Q	I		570,000
GRANTOR: LAWSON SCOTT W & WEND						
GRANTEE: COKER JAMES BRADFOR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W17 PTO=[YR=1997] N11 W28 S23 BAS=[YR=1997] W9 UOP=[YR=1997] N3 W6 S3 E6$ W15 S20 FGR=[YR=1997] W6 S16 E6 S22 E22 N10 E5 N12 FOP=[YR=1997] E10 UOP=[YR=1997] S3 E9 N3 W9$ E39 N24 W2 UOP=[YR=1997] N3 W6 S3 E6$ W6 S16 W41 S8$ N8 W3 N8 W24$ E24 S8 E44 N28 FSP=[YR=1997] N12 W15 S12 E15$ W15 N3 W25 S3 W4$ E4 N3 E17 N2 E6 N7 E1$ W1 S7 W6 S2 E8 N9 E15 S12 E1 N12$ PTR=E25 FUS=[YR=1997] E30 S12 E16 S16 W20 N12 W12 S12 W12 FST=[YR=1997] W7 N9 E3 S2 E4 S7$ N7 W4 N5 E2 N16$ W25$.

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	1997	1997	3	77	1,540	
3	1076	TRELLIS A	0	100	8	10	80.00	SF	7.50	7.50	100	1997	1997	3	85	510	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	
7	1076	TRELLIS A	0	100	11	8	88.00	SF	7.50	7.50	100	2004	2004	3	85	561	

LAND DESCRIPTION

TOTAL OB/XF 45,111

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	400,000.00	400,000.00	400,000							
2	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/09/2026 BY SYS