LOT 105
IN OR 1386/1524
GOLFSIDE AT SUMMER BEACH #1

MARQUETTE DONALD & ESTHER
1650 RIGGING WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0105-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

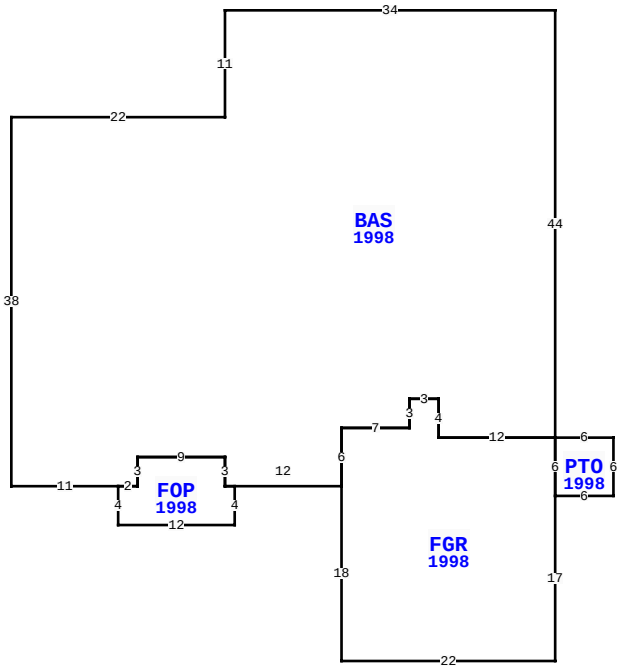
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,346	100	1998	2,346	377,384
FGR	525	55	1998	289	46,489
FOP	75	30	1998	22	3,539
PTO	36	5	1998	2	322
TOTALS	2,982			2,659	427,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,659	111.3840	184.90	491,649	1998	1998	0	0	0	13.00	87.00

1 SFR CUST 100% - 2007 Heated Area: 2346 HX Base Yr 2007



1650 RIGGING WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		427,735
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		830,500
SOH/AGL Deduction		404,020
ASSESSED VALUE		426,480
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		375,069
TOTAL JUST VALUE		830,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		768,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905886	REMODEL	5,964	03/01/1999
B9804868	NEW CONSTR	108,000	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1386/1524	2/03/2006	WD	Q	I		615,000
GRANTOR: DARST BOBBY C & PATRI						
GRANTEE: MARQUETTE DONALD &						
0810/0868	10/21/1997	WD	Q	V		55,000
GRANTOR: CLEMENTS RICHARD J						
GRANTEE: DARST BOBBY C & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W34 S11 W22 S38 E11 FOP=[YR=1998] S4 E12 N4 W1 N3 W9 S3 W2 $ E2 N3 E9 S3 E12 FGR=[YR=1998] S18 E22 N17 PTO=[YR=1998] E6 N6 W6 S6 $ N6 W12 N4 W3 S3 W7 S6 $ N6 E7 N3 E3 S4 E12 N44 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS