LOT 106
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

THOMPSON BRIAN
1656 RIGGING WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0106-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

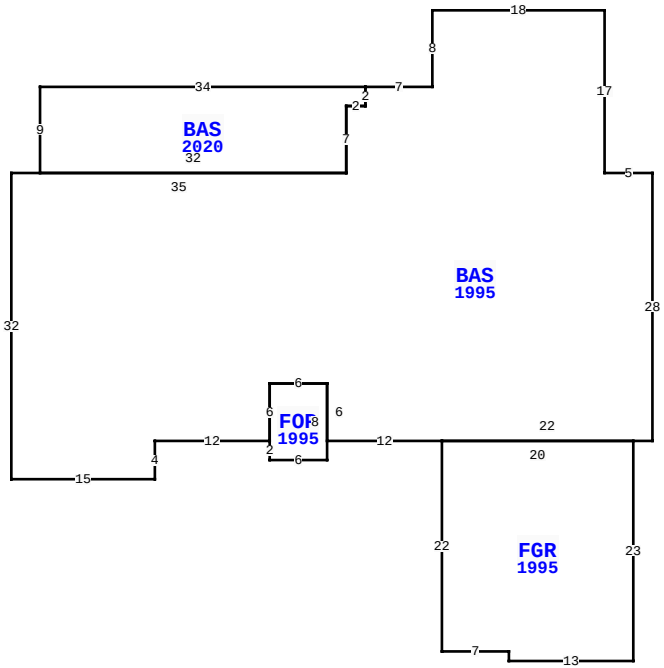
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,283	100	1995	2,283	388,343
BAS	292	100	2020	292	49,670
FGR	453	55	1995	249	42,356
FOP	48	30	1995	14	2,382
TOTALS	3,076			2,838	482,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,838	120.5568	200.12	567,941	1995	1995	0	0	0	15.00	85.00

1 SFR CUST 100% - 2026 Heated Area: 2575 HX Base Yr 2026



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

1656 RIGGING WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		482,750
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		885,340
SOH/AGL Deduction		0
ASSESSED VALUE		885,340
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		833,929
TOTAL JUST VALUE		885,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		788,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000112	REMODEL	15,000	01/06/2020
B9401517	NEW CONSTR	91,490	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2825/589	10/23/2025	WD	Q	I	01	1,100,000
GRANTOR: RITTER DOUGLAS ROY &						
GRANTEE: THOMPSON BRIAN						
2293/0137	7/25/2019	WD	Q	I	01	467,900
GRANTOR: STUDWELL JOYCE						
GRANTEE: RITTER DOUGLAS ROY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W5 N17 W18 S8 W7 BAS=[YR=2020] W34 S9 E32 N7 E2 N2 $ S2 W2 S7 W35 S32 E15 N4 E12 FOP=[YR=1995] S2 E6 N8 W6 S6 $ N6 E6 S6 E12 FGR=[YR=1995] S22 E7 S1 E13 N23 W20 $ E22 N28 $.

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	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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