LOT 110
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

CHRISTIANSON KIM & BARBARA
4705 RIGGING DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0110-0000

BUILDING CHARACTERISTICS

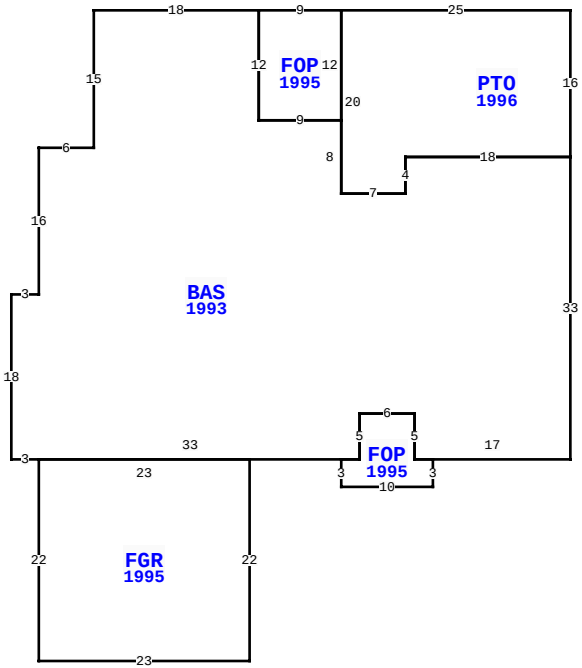
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,240	100	1993	2,240	329,108
FGR	506	55	1995	278	40,845
FOP	60	30	1995	18	2,645
FOP	108	30	1995	32	4,701
PTO	428	5	1996	21	3,086
TOTALS	3,342			2,589	380,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,589	110.9808	184.23	476,971	1995	1998	0	0	0	20.25	79.75

1 SFR CUST 100% - 2026 Heated Area: 2240 HX Base Yr 2026



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

4705 RIGGING DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		380,384
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		782,974
SOH/AGL Deduction		0
ASSESSED VALUE		782,974
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		731,563
TOTAL JUST VALUE		782,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		721,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501931	NEW CONSTR	85,907	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2797/1227	6/30/2025	WD	Q	I	01	997,400
GRANTOR: ZANE STEVEN & CLAUDIA						
GRANTEE: CHRISTIANSON KIM &						
2114/1646	4/20/2017	WD	Q	I	02	423,000
GRANTOR: DOOLEY DIXIE A II						
GRANTEE: ZANE STEVEN & CLAUD						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1996] W25 FOP=[YR=1995] W9 BAS=[YR=1993] W18 S15W6 S16 W3 S18 E3 FGR=[YR=1995] S22 E23 N22 W23 $ E33 FOP=[YR=1995] S3 E10 N3 W2 N5 W6 S5 W2$ E2 N5 E6 S5 E17 N33 W18 S4 W7 N8 W9 N12$ S12 E9 N12$ S20 E7 N4 E18 N16$.

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