LOT 111
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

BARADA JOHN S & SANDRA D L/E/
4709 RIGGING DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0111-0000

BUILDING CHARACTERISTICS

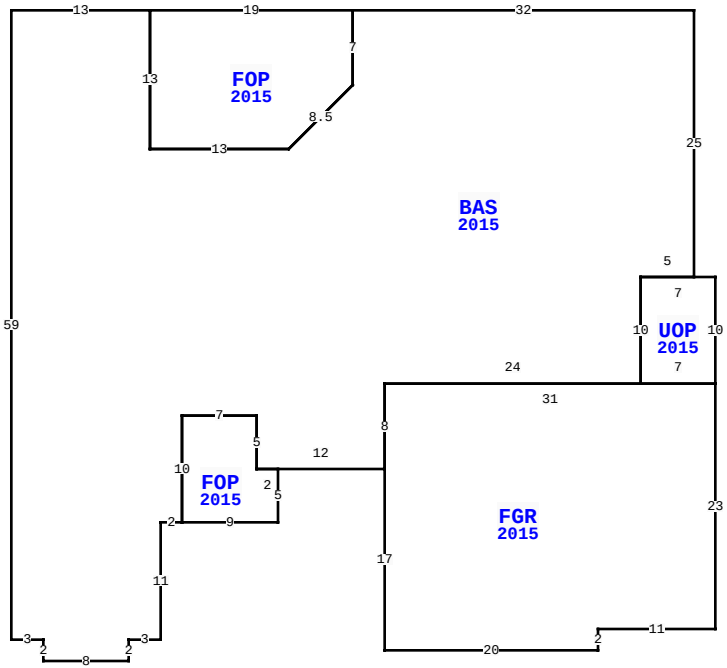
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,456	100	2015	2,456	444,965
FGR	753	55	2015	414	75,006
FOP	80	30	2015	24	4,348
FOP	229	30	2015	69	12,501
UOP	70	20	2015	14	2,537
TOTALS	3,588			2,977	539,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,977	114.8868	190.71	567,744	2015	2015	0	0	0	5.00	95.00

1 SFR CUST 100% - 2020 Heated Area: 2456 HX Base Yr 2020



4709 RIGGING DR, 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		539,357
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		941,277
SOH/AGL Deduction		347,595
ASSESSED VALUE		593,682
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		542,271
TOTAL JUST VALUE		941,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		879,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529993	NEW CONSTR	310,126	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/0432	3/29/2022	LE	U	I	11	100
GRANTOR: BARADA JOHN S & SANDR						
GRANTEE: BAYLEY LINDSAY BARA						
2203/0284	6/12/2018	WD	Q	I	01	655,000
GRANTOR: LAUERMAN JAMES & BARB						
GRANTEE: BARADA JOHN S & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W32 FOP=[YR=2015] W19 S13 E13 U6 R6 N7$ S7 D6 L6 W13 N13 W13 S59 E3 S2 E8 N2 E3 N11 E2 FOP=[YR=2015] E9 N5 W2 N5 W7 S10$ N10 E7 S5 E12 FGR=[YR=2015] S17 E20 N2 E11 N23 UOP=[YR=2015] N10 W7 S10 E7$ W31 S8$ N8 E24 N10 E5 N25$.

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	2015	2015	3	96	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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