

LOT 112
GOLFSE AT SUMMER BEACH #1
PB 5/114-118

HUETTEMAN RICHARD/BAILEY TANIA
4711 RIGGING DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0112-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	3019.00	03

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,262	100	2006	2,262	475,564
FGR	690	55	2006	380	79,892
FOP	209	30	2006	63	13,246
FSP	183	40	2006	73	15,348
FSP	197	40	2006	79	16,609
FUS	1,043	100	2006	1,043	219,281
STP	4	10	2006	0	0
STP	6	10	2006	1	210
STP	8	10	2006	1	210
UOP	108	20	2006	22	4,625
TOTALS	4,710			3,924	824,984

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	1126	CB/STC 8"	0	100	0	39.00	SF	8.00	8.00
6	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	3,924	139.9464	232.31	911,584	2006	2006	0	0
1 SFR CUST 100% - 2026 Heated Area: 3305 HX Base Yr 2026									
BLD DATE	10/27/2006	KK	LGL DATE						
XF DATE	10/27/2006	KK	LAND DATE	03/31/2026	MLU				
INC DATE			AG DATE						

TOTAL OB/XF									
2,022									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					824,984				
TOTAL MARKET OB/XF VALUE					2,022				
TOTAL LAND VALUE - MARKET					400,000				
TOTAL MARKET VALUE					1,227,006				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,227,006				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					1,175,595				
TOTAL JUST VALUE					1,227,006				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					996,557				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10814	MECH OTHER	0	12/01/2005
C16051	CO ISSUED	0	09/01/2005
E15808	ELEC OTHER	2,000	09/01/2005
P10098	OTHER	0	09/01/2005
R08217	REPAIR/RRF	9,500	09/01/2005
B16051	NEW CONSTR	0	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2805/408	7/31/2025	WD	Q	I	02	1,415,000	
GRANTOR: HALVERSON THOMAS & SH							
GRANTEE: HUETTEMAN RICHARD							
2374/1708	6/29/2020	WD	U	I	11	100	
GRANTOR: HALVERSON SHELLY ELIZ							
GRANTEE: HALVERSON THOMAS L							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2006;ORIG=0,0] W12 W2 S4 W12 N1 U3L3 W7 N6 W17 S19 S9 W10 U3L3 W8 D3L3 S29 E20 E3 N5 E25 N5 N7 E1 N7 W1 N14 E29 N13 \$									
FUS2006=[ORIG=30,0] E13 S14 E16 N14 E19 S24 W25 S5 W23 N29 \$									
FGR=[YR=2006;ORIG=-29,41] E24 N23 E5 N5 W29 S14 E1 S7 W1 S7 \$									
FOP=[YR=2006;ORIG=-57,51] S3 E3 E25 N8 W25 S5 W3 \$									
FSP=[YR=2006;ORIG=-12,0] N1 N5 W24 S6 E7 D3R3 S1 E12 N4 E2 \$									
FSP2006=[ORIG=-53,13] W4 W20 S9 U3R3 E8 D3R3 E10 N9 \$									
UOP=[YR=2006;ORIG=0,18] E6 N18 W6 S18 \$									
STP=[YR=2006;ORIG=-12,-1] E2 N4 W2 S4 \$									
STP=[YR=2006;ORIG=-57,13] N2 W3 S2 E3 \$									
STP2006=[ORIG=-54,54] S1 E4 N1 W4 \$									