

LOT 71  
IN OR 1725/542  
GOLF SIDE AT SUMMER BEACH #1

MCMANUS JAMES W & RUTH K  
4709 GENOA DR  
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0071-0000



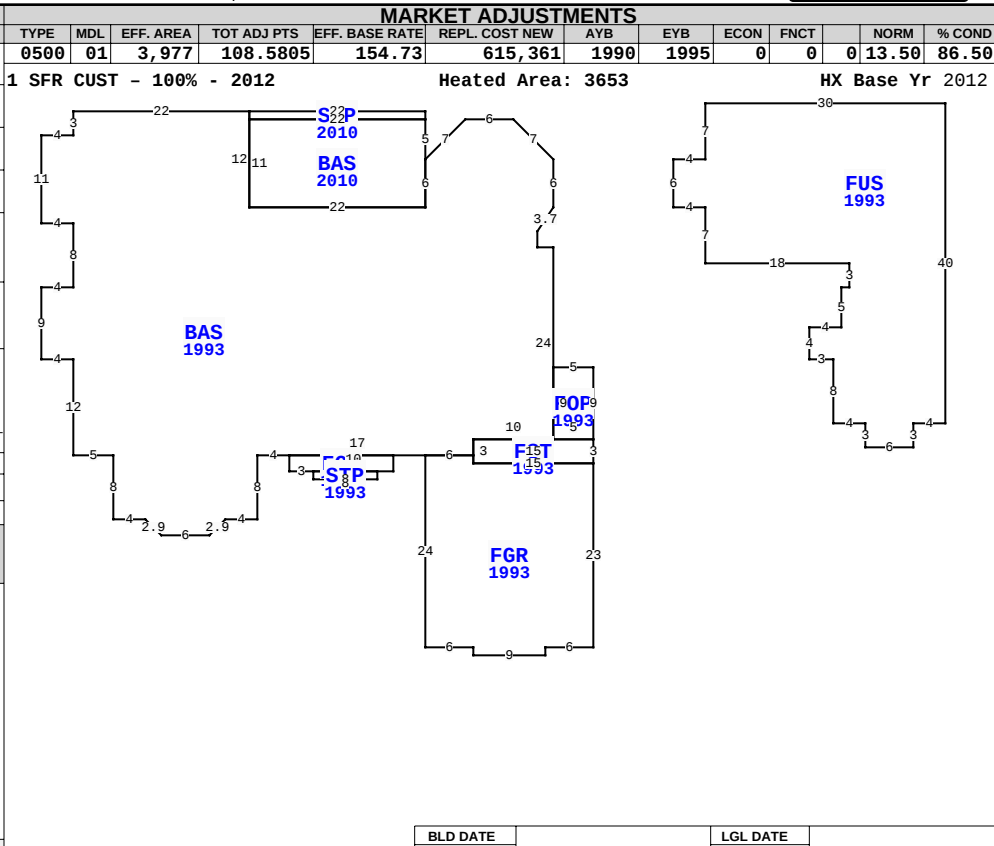
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 4.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,488            | 100         | 2,488        | 332,997              |
| BAS       | 242              | 100         | 242          | 32,390               |
| FGR       | 498              | 55          | 274          | 36,673               |
| FOP       | 26               | 30          | 8            | 1,071                |
| FOP       | 45               | 30          | 14           | 1,874                |
| FST       | 45               | 55          | 25           | 3,346                |
| FUS       | 923              | 100         | 923          | 123,536              |
| STP       | 8                | 10          | 1            | 134                  |
| STP       | 22               | 10          | 2            | 267                  |
| TOTALS    | 4,297            |             | 3,977        | 532,287              |

| EXTRA FEATURES |            |             |         |   |   |          |    |          |                |           |         |
|----------------|------------|-------------|---------|---|---|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0504       | FP-ELECTRI  | 0 100   | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 1990    |
| 2              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 68.00    | SF | 10.00    | 10.00          | 100       | 2012    |
| 3              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 1,560.00 | SF | 10.00    | 10.00          | 100       | 2012    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000140   | C   | SFR GOLF A           | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     |



|                                 |          |           |
|---------------------------------|----------|-----------|
| 4709 GENOA DR, FERNANDINA BEACH | BLD DATE | LGL DATE  |
|                                 | XF DATE  | LAND DATE |
|                                 | INC DATE | AG DATE   |

| TOTAL OB/XF |            |            |                |            |                             |      |         |      |     |    |        |
|-------------|------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 16,703      | TOT ADJ    | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 425,000.00  | 425,000.00 | 425,000    |                |            |                             |      |         |      |     |    |        |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 8              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 532,287     |        |
| TOTAL MARKET OB/XF VALUE  |  | 16,703      |        |
| TOTAL LAND VALUE - MARKET |  | 425,000     |        |
| TOTAL MARKET VALUE        |  | 973,990     |        |
| SOH/AGL Deduction         |  | 327,551     |        |
| ASSESSED VALUE            |  | 646,439     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 596,439     |        |
| TOTAL JUST VALUE          |  | 973,990     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 839,701     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 6062       | NEW CONSTR  | 133,478 | 10/16/1989 |

| SALES DATA                   |           |           |     |     |            |
|------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 1725/0542                    | 2/11/2011 | WD        | Q   | I   | 02         |
| GRANTOR: TABER FRANCES W     |           |           |     |     | SALE PRICE |
| GRANTEE: MCMANUS JAMES W & R |           |           |     |     | 665,000    |
| GRANTOR: HODGE GILBERT W     |           |           |     |     |            |
| GRANTEE: TABER FRANCES W     |           |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                             |  |  |  |  |  |
|-----------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=1993] U5 L5 W6 D5 L5 BAS=[YR=2010] N5                   |  |  |  |  |  |
| STP=[YR=2010] N1 W22 S1 E22\$ W22 S11 E22 N6\$ S6 W22 N12 W22   |  |  |  |  |  |
| S3 W4 S11 E4 S8 W4 S9 E4 S12 E5 S8 E4 D2 R2 E6 U2 R2 E4         |  |  |  |  |  |
| N8 E4 FOP=[YR=1993] S2 E3 STP=[YR=1993] S1 E8 N1 W8\$ E10 N2    |  |  |  |  |  |
| W13\$ E17 FGR=[YR=1993] S24 E6 S1 E9 N1 E6 N23 FST=[YR=1993]    |  |  |  |  |  |
| N3 FOP=[YR=1993] N9 W5 S9 E5 \$ W15 S3 E15 \$ W15 N1 W6 \$ E6   |  |  |  |  |  |
| N2 E10 N24 W2 N2 U3 R2 N6\$ PTR= E15 FUS=[YR=1993] E4 N7 E30    |  |  |  |  |  |
| S40 W4 S3 W6 N3 W4 N8 W3 N4 E4 N5 E1 N3 W18 N7 W4N6 \$ W15 \$ . |  |  |  |  |  |