

LOT 73
IN OR 1411/1710
GOLF SIDE AT SUMMER BEACH #1

DEAN LEONARD M
4689 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0073-0000



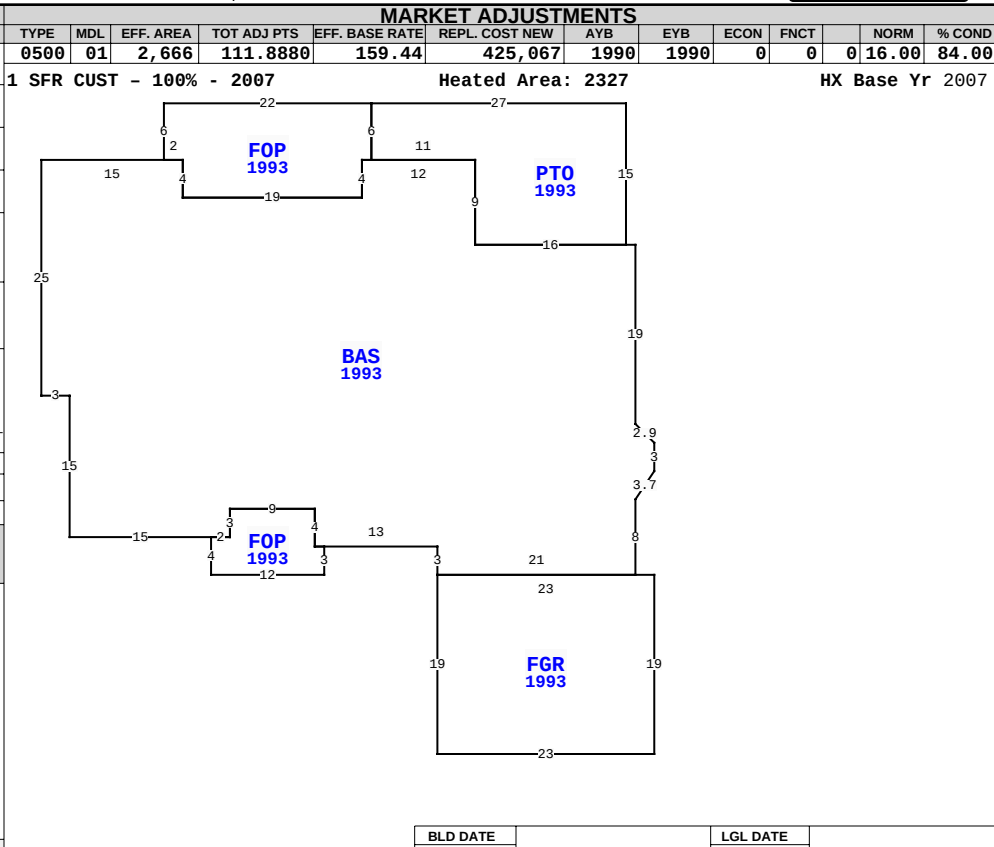
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,327	100	2,327	311,654
FGR	437	55	240	32,143
FOP	74	30	22	2,947
FOP	208	30	62	8,303
PTO	306	5	15	2,009
TOTALS	3,352		2,666	357,056

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0811	CONCRETE B	0	100	0	0	
3	0858	SCULP CONC	0	100	18	4	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000140	C	SFR GOLF A	100	



4689 GENOA DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					357,056				
TOTAL MARKET OB/XF VALUE					6,340				
TOTAL LAND VALUE - MARKET					425,000				
TOTAL MARKET VALUE					788,396				
SOH/AGL Deduction					268,177				
ASSESSED VALUE					520,219				
TOTAL EXEMPTION VALUE					HX HB WR 55,000				
BASE TAXABLE VALUE					465,219				
TOTAL JUST VALUE					788,396				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					682,802				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6096	NEW CONSTR	168,890	11/02/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1411/1710	5/12/2006	WD	Q	I		710,000	
GRANTOR: MACPHAIL PRISCILLA							
GRANTEE: MARCUS LEONARD & TE							
0730/1714	6/05/1995	WD	U	I	01	100	
GRANTOR: MACPHAIL WILLIAM & PR							
GRANTEE: MACPHAIL PRISCILLA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 PTO=[YR=1993] N15 W27 FOP=[YR=1993] W22 S6 E2 S4 E19 N4 E1 N6 \$ S6 E11 S9 E16 \$ W16 N9 W12 S4 W19 N4 W15 S25 E3 S15 E15 FOP=[YR=1993] S4 E12 N3 W1 N4 W9 S3 W2 \$ E2 N3 E9 S4 E13 S3 FGR=[YR=1993] S19 E23 N19 W23 \$ E21 N8 R2 U3 N3 L2 U2 N19 \$.									