

LOT 77
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

SKURLA ASHLEY D TRUST/SKURLA ASHLEY D TRUSTEE
4665 GENOA DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0077-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																				
Exterior Wall	16	WD FR STUC 100	0500	01	3,828	104.4225	148.80	569,606	1992	1996	0	0	0	13.00	87.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2021													Heated Area: 3446																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021																			
Interior Wall	05	DRYWALL 100														VALUATION BY										STANDARD									
Interior Floo	14	CARPET 70														Tax Group: 8										Tax Dist:									
Interior Floo	12	HARDWOOD 30														BUILDING MARKET VALUE										495,557									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										15,904									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										425,000									
Bedrooms	5	100														TOTAL MARKET VALUE										936,461									
Bathrooms	4	100														SOH/AGL Deduction										212,191									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										724,270									
Stories	2.	100														TOTAL EXEMPTION VALUE										50,000									
Units	0	100														BASE TAXABLE VALUE										674,270									
Occupancy	00	NONE 100	TOTAL JUST VALUE										936,461																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										805,808																						
Quality			04 Quality Level 04																																
DOR CODE			0100 SINGLE FAMILY																																
MAP NUM													03																						
NEIGHBORHOOD/LOC			3019.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	2,515	100	2,515	325,582																															
FGR	544	55	299	38,707																															
FOP	30	30	9	1,165																															
FOP	50	30	15	1,942																															
FOP	198	30	59	7,638																															
FUS	931	100	931	120,524																															
TOTALS			4,268										3,828										495,557												
EXTRA FEATURES					4665 GENOA DR, FERNANDINA BEACH																														
L N	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	1992	1992	3	74	1,480																			
2	0811	CONCRETE B	0	100	0	0		710.00	SF 5.20	5.20	100	1992	1992	3	66	2,437																			
3	0858	SCULP CONC	0	100	0	0		1,036.00	SF 13.00	13.00	100	1992	1992	3	89	11,987																			
TOTAL OB/XF 15,904																																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	425,000																		
REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS																																			