

LOT 78
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

HOS PROPERTIES LLC
202 HOWARD STREET STE 4
AUBURNDALE, FL 33823

2023

00-SB-30-065A-0078-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,222	100	2,222	308,163
FGR	548	55	301	41,745
FOP	124	30	37	5,132
FSP	341	40	136	18,861
FUS	1,413	100	1,413	195,965
PTO	65	5	3	416

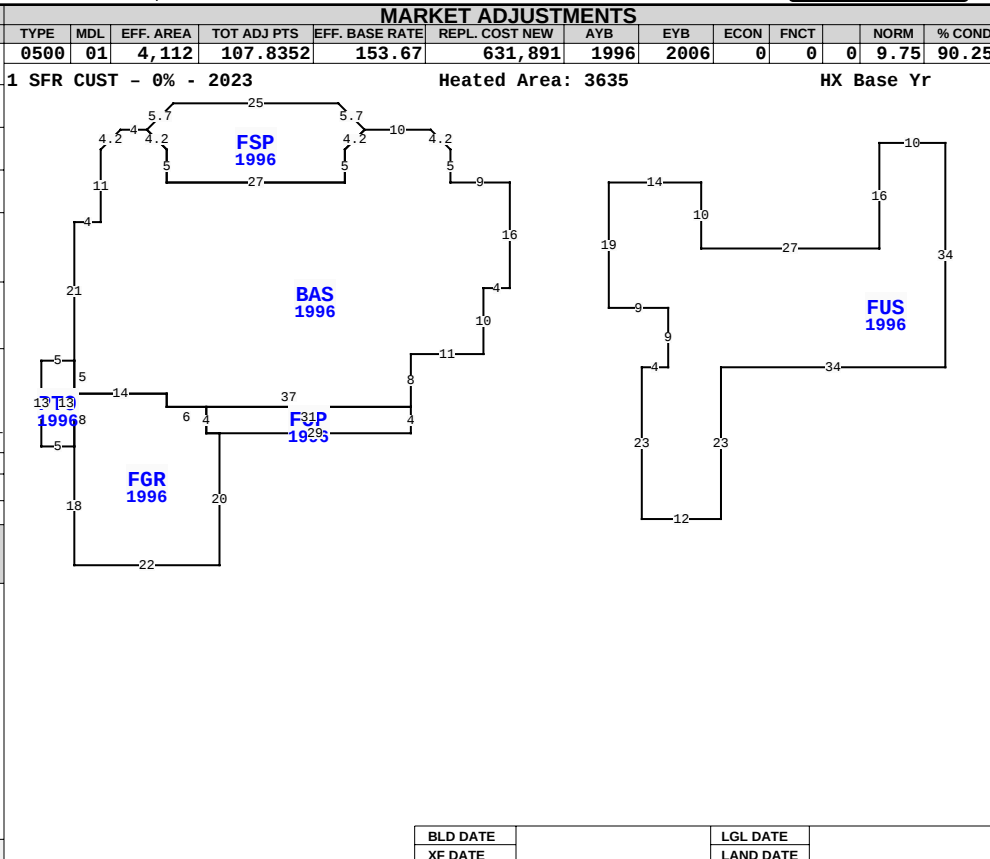
TOTALS	4,713		4,112	570,282
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EXTRA FEATURES

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	
2	0858	SCULP CONC	0	0	0	0	970.00	SF	13.00	13.00	100	1996	1996	3	92	11,601	
3	0825	BRICK	0	0	0	0	201.00	SF	12.50	12.50	100	1996	1996	3	92	2,312	
4	0858	SCULP CONC	0	0	0	0	322.00	SF	13.00	13.00	100	1996	1996	3	92	3,851	
5	0825	BRICK	0	0	0	0	37.00	SF	12.50	12.50	100	1996	1996	3	92	426	
6	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1996	1996	3	20	40	

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	425,000							



4659 GENOA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		570,282
TOTAL MARKET OB/XF VALUE		19,830
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		1,015,112
SOH/AGL Deduction		0
ASSESSED VALUE		1,015,112
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,015,112
TOTAL JUST VALUE		1,015,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		818,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216208	WTRHET	0	11/01/2012
B9703644	REMODEL	1,088	01/01/1997
B9603078	NEW CONSTR	146,391	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0751	11/28/2022	WD	Q	I	01	1,300,000

GRANTOR: BORK MARGARET Q
GRANTEE: HOS PROPERTIES LLC
2601/0197 10/28/2022 FJ U I 11 0
GRANTOR: BORK RONALD L EST
GRANTEE: BORK MARGARET Q

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W9 N5 U3 L3 W10 FSP=[YR=1996] U4 L4 W25 D4 L4 D3 R3 S5 E27 N5 U3 R3 \$ D3 L3 S5 W27 N5 U3 L3 W4 D3 L3 S11 W4 S21 PTO=[YR=1996] W5 S13 E5 FGR=[YR=1996] S18 E22 N20 FOP=[YR=1996] E29 N4 W31 S4 E2 \$ W2 N4 W6 N2 W14 S8 \$ N13 \$ S5 E14 S2 E37 N8 E11 N10 E4 N16 \$ PTR= E15 FUS=[YR=1996] E14 S10 E27 N16 E10 S34 W34 S23 W12 N23 E4 N9 W9 N19 \$ W15 \$.