

LOT 79
IN OR 2003/1678
GOLFSIDE AT SUMMER BEACH #1

HOPF FRANK JR & GAIL E
4653 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0079-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	03
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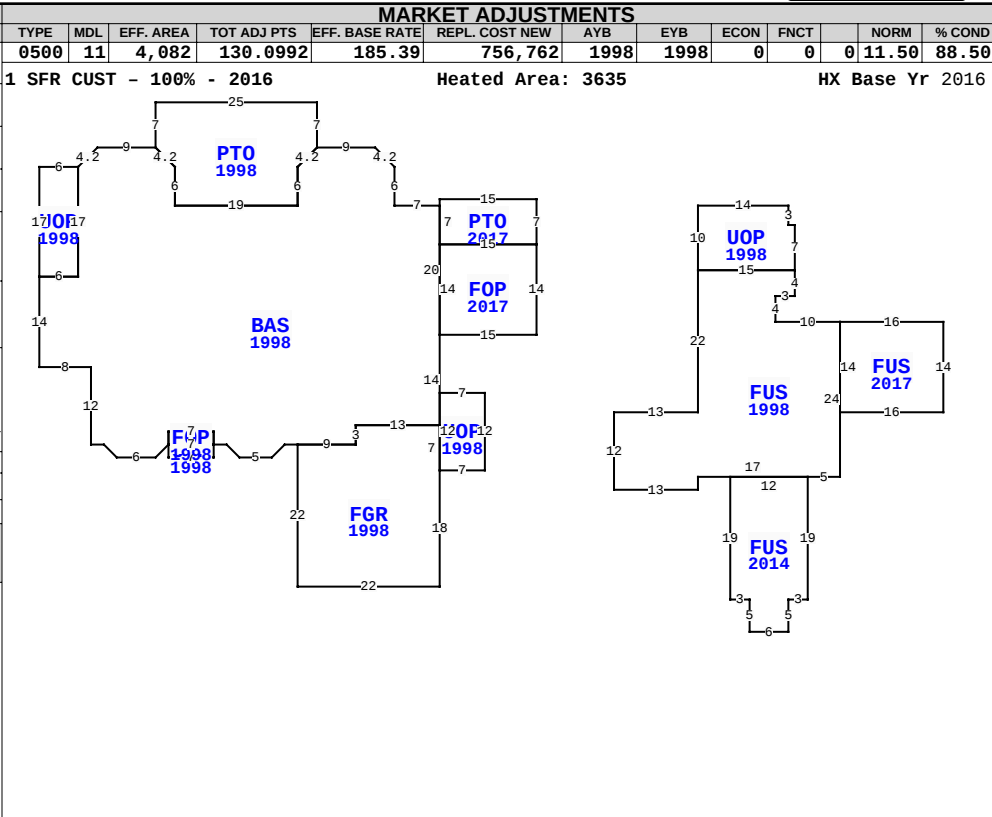
NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,361	100	2,361	387,370
FGR	523	55	288	47,252
FOP	14	30	4	657
FOP	210	30	63	10,337
FUS	792	100	792	129,944
FUS	258	100	258	42,330
FUS	224	100	224	36,751
PTO	355	5	18	2,953
PTO	105	5	5	820
UOP	14	20	3	492
TOTALS	5,189		4,082	669,734

EXTRA FEATURES	
L N	OB/XF CODE

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	1998	1998	3	83	1,660	
2	0858	SCULP CONC	0 100	0	0	1,323.00	SF	13.00	13.00	100	2002	2002	3	95	16,339	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2017	2017	3	82	8,200	

LAND DESCRIPTION	
L N	USE CODE
1	000140



** This building has 13 Sub-Areas

4653 GENOA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			669,734
TOTAL MARKET OB/XF VALUE			26,199
TOTAL LAND VALUE - MARKET			425,000
TOTAL MARKET VALUE			1,120,933
SOH/AGL Deduction			346,068
ASSESSED VALUE			774,865
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			724,865
TOTAL JUST VALUE			1,120,933
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			957,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633238	SUM KITCH	29,695	10/19/2016
B0618195	REPAIR/RRF	16,889	10/31/2006
B9805159	NEW CONSTR	148,000	07/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2003/1678	9/17/2015	WD	Q	I	01	815,000
GRANTOR: THOMPSON KEITH P & MA						
GRANTEE: HOPF FRANK JR & GAI						
1374/0734	12/15/2005	WD	Q	I		810,000
GRANTOR: FERGUSON RICHARD D &						
GRANTEE: THOMPSON KEITH P &						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1998] W7 N6 U3 L3 W9 PTO=[YR=1998] N7 W25 S7 D3 R3 S6 E19 N6 R3 U3 \$ D3 L3 S6 W19 N6 L3 U3 W9 D3 L3 UOP=[YR=1998] W6 S17E6 N17 \$ S17 W6 S14 E8 S12 E2 D2 R2 E6 U2 R2 UOP=[YR=1998] S2 E7 N2 FOP=[YR=1998] N2 W7 S2 E7\$ W7\$ N2 E7 S2 E2 D2 R2 E5 U2 R2 E2 FGR=[YR=1998] S22 E22 N18 UOP=[YR=1998] E7N12 W7 S12 \$ N7 W13 S3 W9\$ E9 N3 E13 N14 FOP=[YR=2017] E15 N14 PTO=[YR=2017] N7 W15 S7 E15\$ W15 S14\$ N20\$ PTR=E 40 UOP=[YR=1998] E14 S3 E1 S7 FUS=[YR=1998] S4 W3 S4 E10 FUS=[YR=2017] E16 S14 W16 N14\$ S24 W5FUS=[YR=2014] S19W3 S5 W6 N5 W3 N19E12 \$ W17 S2W13 N12 E13 N22 E15 \$ W15 N10 \$ W40 \$.	

LAND DESCRIPTION										TOTAL OB/XF										26,199									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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												