

LOT 81
IN OR 1129/1634
ESMT OR 1037/1232

SMITH GREGORY NEAL & PAULETTE
4656 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0081-0000



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 8												
Exterior Wall	14	WD SHINGLE 100	0900	11	5,068	128.9150	153.09	775,860	2002	2007	0	0	0	7.50	92.50	VALUATION BY STANDARD											
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2003													Heated Area: 4317											
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2003											
Interior Wall	05	DRYWALL 100																									
Interior Floo	12	HARDWOOD 60																									
Interior Floo	14	CARPET 40																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		4 100																									
Bathrooms		5 100																									
Frame	02	WOOD FRAME 100																									
Stories	2.	2. 100																									
Units		0 100																									
Quality			01	Quality Level 01																							
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	2,613	100	2,613	370,022																							
DCK	24	10	2	283																							
FCP	178	25	44	6,231																							
FGR	707	55	389	55,086																							
FOP	206	30	62	8,780																							
FSP	285	40	114	16,143																							
FUS	1,704	100	1,704	241,300																							
UOP	699	20	140	19,826																							
TOTALS			6,416		5,068	717,670																					
EXTRA FEATURES					4656 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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	6,090											
2	0858	SCULP CONC	0	100	0	0	1,577.00	SF	13.00	13.00	100	2002	2002	3	95	19,476											
3	0462	ST/AL FNC	0	100	0	0	1,176.00	SF	10.00	10.00	100	2002	2002	3	32	3,763											
4	0855	CONC PAVER	0	100	0	0	942.00	SF	10.00	10.00	100	2002	2002	3	83	7,819											
5	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2002	2002	3	83	113											
6	0825	BRICK	0	100	0	0	63.00	SF	12.50	12.50	100	2002	2002	3	95	748											
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	21	210											
8	0861	POOL GUNIT	0	100	0	0	311.00	SF	85.00	85.00	100	2002	2002	3	32	8,459											
9	1075	TRELLIS G	0	100	16	8	128.00	SF	35.00	35.00	100	2002	2002	3	32	1,434											
TOTAL OB/XF 48,112																											
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	0003	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																											