

LOT 83
IN OR 1804/34
GOLF SIDE AT SUMMER BEACH #1

REESE BRADLEY D & LISA I
4662 GENOA DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0083-0000



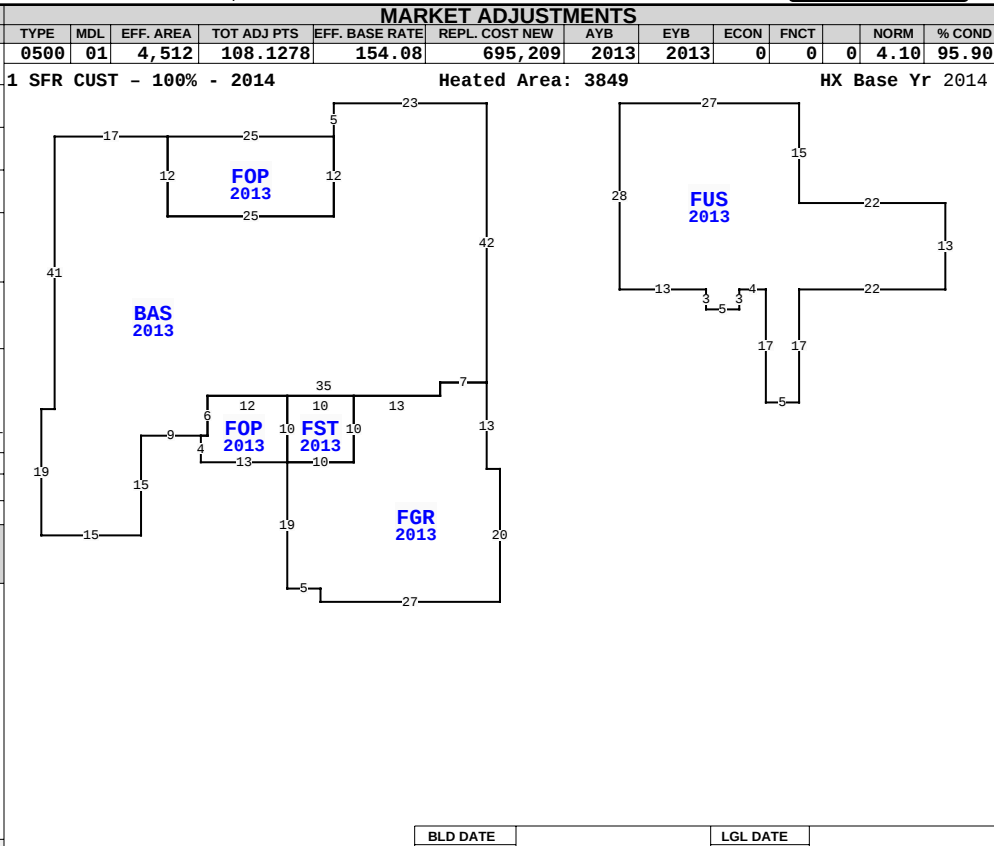
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,707	100	2,707	399,994
FGR	874	55	481	71,073
FOP	124	30	37	5,467
FOP	300	30	90	13,298
FST	100	55	55	8,127
FUS	1,142	100	1,142	168,745
TOTALS	5,247		4,512	666,705

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0855	CONC PAVER	0 100	0	0	1,080.00	SF	7.00	7.00
4	0855	CONC PAVER	0 100	0	0	170.00	SF	7.00	7.00
5	0855	CONC PAVER	0 100	0	0	131.00	SF	7.00	7.00
6	0855	CONC PAVER	0 100	0	0	260.00	SF	7.00	7.00
7	0855	CONC PAVER	0 100	13	7	91.00	SF	7.00	7.00
8	1126	CB/STC 8"	0 100	4	0	20.00	SF	8.00	8.00
9	0475	VF 4 SBPL	0 100	0	0	51.00	LF	14.00	14.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00



4662 GENOA DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
16,131									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		666,705	
TOTAL MARKET OB/XF VALUE		16,131	
TOTAL LAND VALUE - MARKET		425,000	
TOTAL MARKET VALUE		1,107,836	
SOH/AGL Deduction		338,532	
ASSESSED VALUE		769,304	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		719,304	
TOTAL JUST VALUE		1,107,836	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		953,279	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226558	CO ISSUED	0	08/12/2013
M1317849	H/AC	5,272	01/01/2013
E1225568	NEW CONSTR	0	11/01/2012
P1216224	REMODEL	0	11/01/2012
B1226558	NEW CONSTR	455,814	10/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1804/0034	7/20/2012	WD Q	V	02	275,000
GRANTOR: HASBROOK ROY D & MELI					
GRANTEE: REESE BRADLEY D & L					
1561/0774	4/16/2008	WD Q	V		330,000
GRANTOR: STOUT ROY G & EVELYN					
GRANTEE: HASBROOK ROY D & ME					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2013] W23 S5 FOP=[YR=2013] W25 S12 E25 N12\$ S12 W25 N12 W17 S41 W2 S19 E15 N15 E9 FOP=[YR=2013] S4 E13 FGR=[YR=2013] S19 E5 S2 E27 N20 W2 N13 W7 S2 W13 FST=[YR=2013] W10 S10 E10 N10\$ S10 W10\$ N10 W12 S6 W1\$ E1 N6 E35 N2 E7 N42\$ PTR=E20 FUS=[YR=2013] E27 S15 E22 S13 W22 S17 W5 N17 W4 S3 W5 N3 W13 N28\$ W20\$.									