LOT 86 & PT SECT 12 & 13-2N-28
IN OR 2077/1793
GOLFSIDE AT SUMMER BEACH #1

RIEGLER SUSAN E
4686 GENOA DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0086-0000

BUILDING CHARACTERISTICS

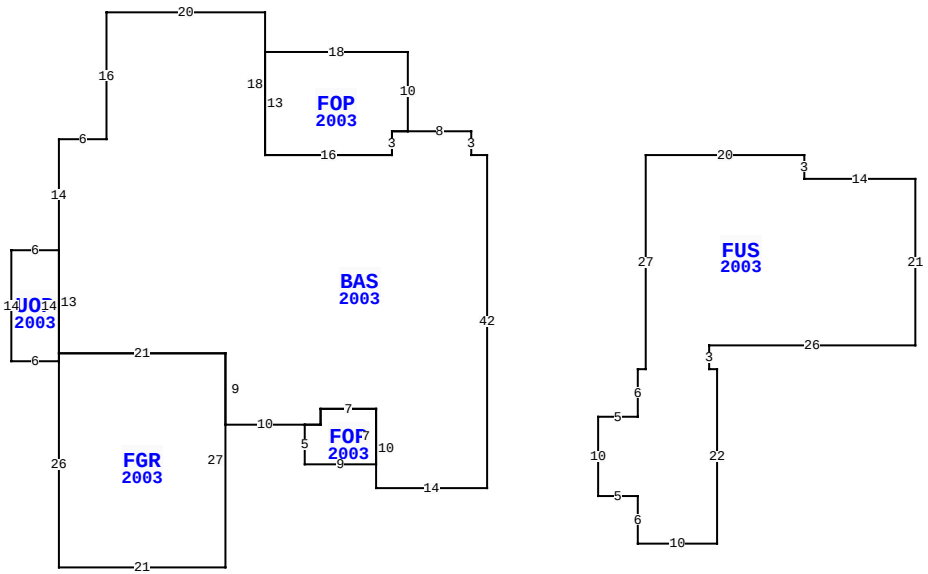
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,147	100	2,147	294,370
FGR	567	55	312	42,778
FOP	59	30	18	2,468
FOP	228	30	68	9,323
FUS	1,068	100	1,068	146,431
UOP	84	20	17	2,331
TOTALS	4,153		3,630	497,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,630	106.3125	151.50	549,945	2003	2003	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2004 Heated Area: 3215 HX Base Yr 2004



4686 GENOA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		497,700
TOTAL MARKET OB/XF VALUE		25,084
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		947,784
SOH/AGL Deduction		316,828
ASSESSED VALUE		630,956
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		575,956
TOTAL JUST VALUE		947,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		814,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318498	H/AC	0	07/01/2013
B0617348	SCRN ENCL	3,509	12/01/2006
B0516656	SWIM POOL	42,000	01/01/2005
B0210356	NEW CONSTR	298,725	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2077/1793	10/18/2016	FJ	U	I	11	100
GRANTOR: REAMER JOSEPH RUSSELL						
GRANTEE: RIEGLER SUSAN E						
0764/0564	7/02/1996	WD	Q	V		75,000
GRANTOR: ABBOTT JAMES A & PATR						
GRANTEE: REAMER JOSEPH & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W2 N3 W8 FOP=[YR=2003] N10 W18 S13 E16 N3 E2$
W2 S3 W16 N18 W20 S16 W6 S14 UOP=[YR=2003] W6 S14 E6
FGR=[YR=2003] S26 E21 N27 W21 S1$ N14$ S13 E21 S9 E10
FOP=[YR=2003] S5 E9 N7 W7 S2 W2$ E2 N2 E7 S10 E14 N42$
PTR=E20 FUS=[YR=2003] E20 S3 E14 S21 W26 S3 E1 S22 W10 N6 W5
N10 E5 N6 E1 N27$ W20$.

EXTRA FEATURES

LN	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	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0855	CONC PAVER	0	100	0	0	1,133.00	SF	10.00	10.00	100	2003	2003	3	84	9,517	
3	0855	CONC PAVER	0	100	57	3	171.00	SF	10.00	10.00	100	2003	2003	3	84	1,436	
4	0861	POOL GUNIT	0	100	0	0	100.00	SF	85.00	85.00	100	2005	2005	3	44	3,740	
5	0855	CONC PAVER	0	100	0	0	576.00	SF	10.00	10.00	100	2005	2005	3	87	5,011	
6	0910	SCRN RM L	0	100	0	0	568.00	SF	15.00	15.00	100	2005	2005	3	27	2,300	

LAND DESCRIPTION

TOTAL OB/XF 25,084

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 04/12/2017 BY DJX Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS