

LOT 87 & PT SEC 12 & 13-2N-28
IN OR 1879/1276
GOLFIDE AT SUMMER BEACH #1

MATISON FAMILY LIVING TRUST/MATISON JAMES DENNIS T
4704 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0087-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	14	WD SHINGLE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	3,058	100	3,058	339,601
FGR	716	55	394	43,755
FOP	26	30	8	889
FOP	175	30	52	5,775
FOP	266	30	80	8,884
FUS	943	100	943	104,723
UOP	18	20	4	444
UOP	105	20	21	2,332

TOTALS 5,307 4,560 506,403

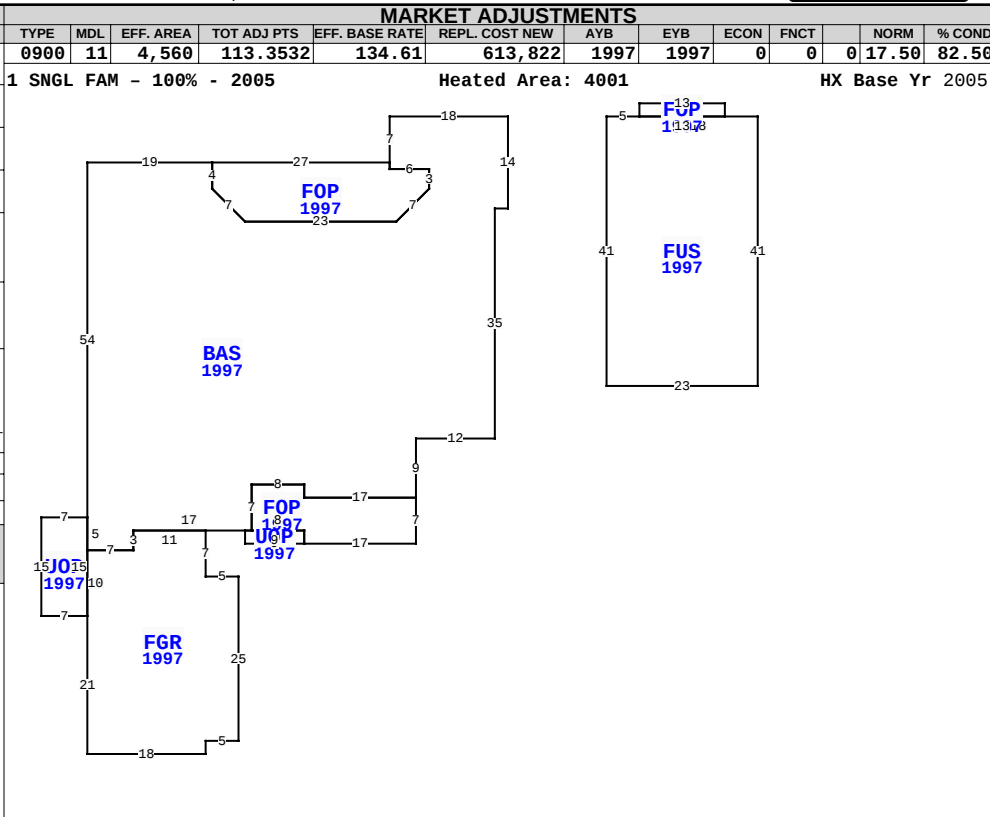
EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
4	0845	KOOL DECK	0 100	0	0	869.00	SF	7.25	7.25	100	1997	1997	3	75	4,725	
5	0861	POOL GUNIT	0 100	0	0	492.00	SF	85.00	85.00	100	1997	1997	3	21	8,782	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200	
8	1127	BRICK 8"	0 100	0	0	198.00	SF	11.00	11.00	100	1997	1997	3	93	2,026	
9	0855	CONC PAVER	0 100	0	0	2,381.00	SF	10.00	10.00	100	1999	1999	3	79	18,810	
10	0855	CONC PAVER	0 100	0	0	557.00	SF	10.00	10.00	100	1999	1999	3	79	4,400	
11	0855	CONC PAVER	0 100	0	0	298.00	SF	10.00	10.00	100	1999	1999	3	79	2,354	
12	0910	SCRN RM L	0 100	0	0	1,264.00	SF	15.00	15.00	100	2018	2018	3	86	16,306	

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

REVIEW DATE 11/28/2018 BY DJ



4704 GENOA DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF 60,438

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

Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		506,403
TOTAL MARKET OB/XF VALUE		60,438
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		991,841
SOH/AGL Deduction		329,527
ASSESSED VALUE		662,314
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		612,314
TOTAL JUST VALUE		991,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		950,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801748	SCRN ENCL	34,715	02/20/2018
B9804673	XFOB	6,900	02/01/1998
B9704552	XFOB	6,250	12/01/1997
B9704296	SWIM POOL	20,800	09/01/1997
B9703867	NEW CONSTR	300,000	04/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1879/1276	8/30/2013	QC	U	I	11
					SALE PRICE
					100

GRANTOR: MATISON JAMES D & MAR
GRANTEE: MATISON FAMILY LIVI
1278/0991 12/06/2004 WD Q I 765,000
GRANTOR: ANDERSON RONALD R & M
GRANTEE: MATISON JAMES D & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 S7 FOP=[YR=1997] W27 S4 R5 D5 E23 U5 R5
N3 W6 N1 \$ S1 E6 S3 L5 D5 W23 U5 L5 N4 W19 S54
UOP=[YR=1997] W7 S15 E7 FGR=[YR=1997] S21 E18 N2 E5 N25 W5 N7
W11 S3 W7 S10 \$ N15 \$ S5 E7 N3 E17 UOP=[YR=1997] S2 E9 N2 W9
\$ E1 FOP=[YR=1997] E8 S2 E17 N7 W17 N2 W8 S7 \$ N7 E8 S2 E17N9
E12 N35 E2 N14\$ PTR= E15 FUS=[YR=1997] E5 FOP=[YR=1997] N2
E13 S2 W13 \$ E18 S41 W23 N41 \$ W15 \$.

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