

LOT 92 & PT SECT 13-2N-28
IN OR 2649/563
GOLFSIDE AT SUMMER BEACH #1

THE CAKE TRUST/EATON CHRISTOPHER LLOYD
4732 GENOA DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0092-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	03
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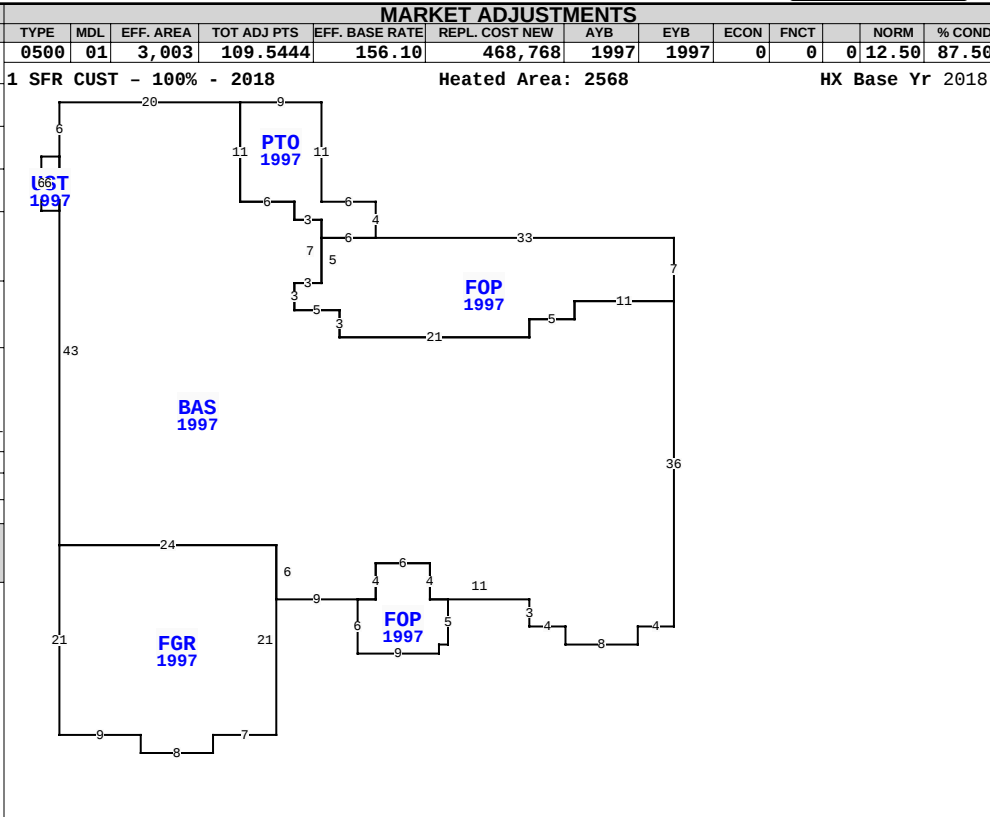
NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,568	100	2,568	350,757
FGR	520	55	286	39,064
FOP	83	30	25	3,415
FOP	378	30	113	15,434
PTO	129	5	6	820
UST	12	45	5	683

TOTALS	3,690		3,003	410,172
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,059.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	253.00	SF	6.50
4	0861	POOL GUNIT	0	100	0	0	285.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	497.00	SF	7.25
6	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50
7	0462	ST/AL FNC	0	100	0	0	705.00	SF	10.00

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



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

TOTAL OB/XF									
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									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	410,172								
TOTAL MARKET OB/XF VALUE	17,255								
TOTAL LAND VALUE - MARKET	425,000								
TOTAL MARKET VALUE	852,427								
SOH/AGL Deduction	279,642								
ASSESSED VALUE	572,785								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	522,785								
TOTAL JUST VALUE	852,427								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	734,979								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703836	SWIM POOL	10,350	04/01/1997
B9703624	NEW CONSTR	100,927	01/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2649/563	6/22/2023	WD	U	I	11	100	
GRANTOR: EATON CHRISTOPHER LLO							
GRANTEE: THE CAKE TRUST							
2122/0883	5/26/2017	DG	U	I	11	100	
GRANTOR: LERMAN JEWELL ANN TRU							
GRANTEE: EATON CHRISTOPHER L							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1997] W33 PTO=[YR=1997] N4 W6 N11 W9 BAS=[YR=1997] W20 S6 UST=[YR=1997] W2 S6 E2 N6\$ S43 FGR=[YR=1997] S21 E9 S2 E8 N2 E7 N21 W24\$ E24 S6 E9 FOP=[YR=1997] S6 E9 N1 E1 N5 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E11S3 E4 S2 E8 N2 E4 N36 W11 S2 W5 S2 W21 N3 W5 N3 E3 N7 W3 N2 W6 N11\$ S11 E6 S2 E3 S2 E6\$ W6 S5 W3 S3 E5 S3 E21 N2 E5 N2 E11 N7\$.									