

LOT 68 & PT LOT 67
IN OR 2692/880
GOLFSIDE AT SUMMER BEACH #1

WAGNER MARK & DAWN
4727 GENOA DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0068-0000



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	14	CARPET 60		
Interior Floo	12	HARDWOOD 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
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
NEIGHBORHOOD/LOC	3019.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,447	100	2,447	352,042
FGR	575	55	316	45,462
FOP	38	30	11	1,583
FOP	82	30	25	3,597
FSP	99	40	40	5,755
PTO	21	5	1	144
TOTALS	3,262		2,840	408,582

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,840	110.8800	166.32	472,349	1991	1996	0	0	0 13.50	86.50
1 SFR CUST - 100% - 1992 Heated Area: 2447 HX Base Yr 1992											
4727 GENOA DR, FERNANDINA BEACH											
BLD DATE				LGL DATE				03/26/2024 MLU			
XF DATE				LAND DATE							
INC DATE				AG DATE							

EXTRA FEATURES							4727 GENOA DR, FERNANDINA BEACH				INC DATE		AG DATE				
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	1991	1991	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	1,573.00	SF	4.00	4.00	100	1991	1991	3	62	3,901	
3	0845	KOOL DECK	0	100	0	0	172.00	SF	7.25	7.25	100	1992	1992	3	64	798	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1992	1992	3	20	200	
5	0861	POOL GUNIT	0	100	0	0	70.00	SF	85.00	85.00	100	1992	1992	3	20	1,190	
6	0911	SCRN RM A	0	100	0	0	234.00	SF	17.50	17.50	100	1992	1992	3	20	819	