

LOT 70
IN OR 2057/1792
GOLFSIDE AT SUMMER BEACH #1

ILLI CHARLES S & DIANE M L/E/
4715 GENOA DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0070-0000



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 80
Interior Floo	12	HARDWOOD 20
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. 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	2,675	100	2,675	367,038
FGR	582	55	320	43,908
FOP	40	30	12	1,646
FOP	204	30	61	8,369
FUS	210	100	210	28,814
UOP	16	20	3	412

TOTALS	3,727		3,281	450,187
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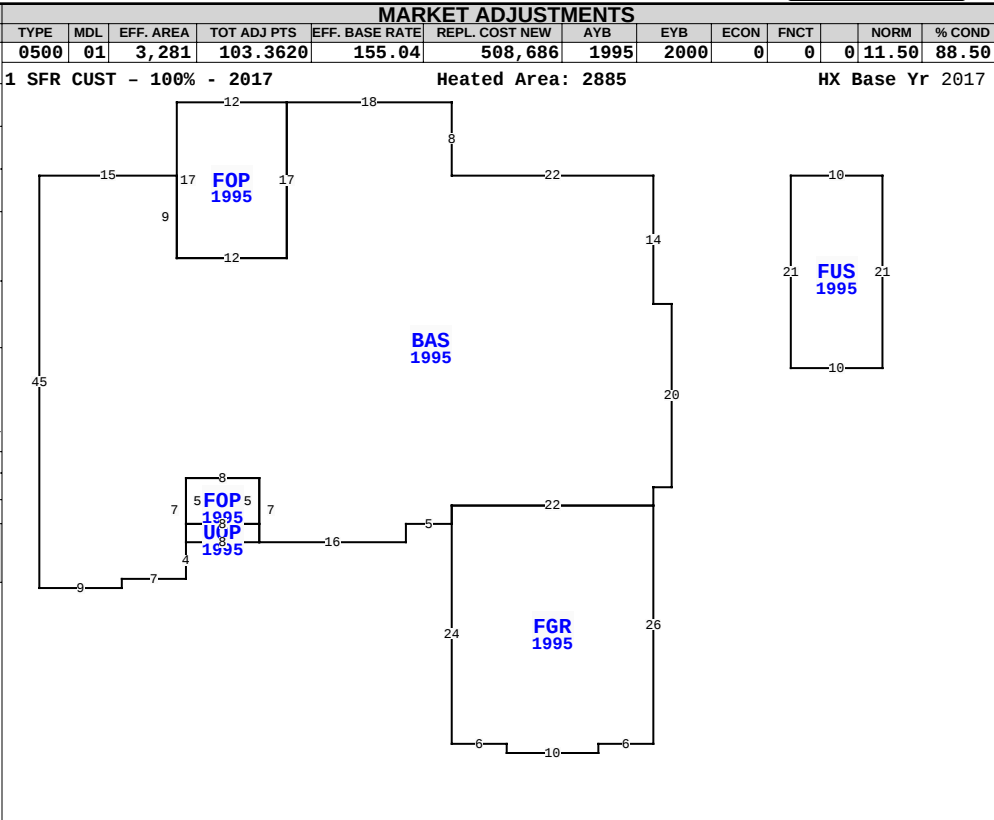
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540	
2	0858	SCULP CONC	0 100	0	0	1,486.00	SF	13.00	13.00	100	1995	1995	3	91	17,579	
3	0858	SCULP CONC	0 100	0	0	294.00	SF	13.00	13.00	100	1995	1995	3	91	3,478	
4	0810	CONCRETE A	0 100	0	0	38.00	SF	6.50	6.50	100	1995	1995	3	70	173	
5	0858	SCULP CONC	0 100	0	0	164.00	SF	13.00	13.00	100	1995	1995	3	91	1,940	

LAND DESCRIPTION																
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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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE	01/14/2021	BY	KBA	Total Acres:	0.00	Total Land Value:	500,000	Market:	0	Agricultural:	0	Common:	500,000	PRINTED 08/06/2024 BY SYS
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024
INC DATE		AG DATE	MLU

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540	
2	0858	SCULP CONC	0 100	0	0	1,486.00	SF	13.00	13.00	100	1995	1995	3	91	17,579	
3	0858	SCULP CONC	0 100	0	0	294.00	SF	13.00	13.00	100	1995	1995	3	91	3,478	
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TOTAL OB/XF																
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NASSAU COUNTY PROPERTY																
VALUATION SUMMARY																PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		450,187
TOTAL MARKET OB/XF VALUE		24,710
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		974,897
SOH/AGL Deduction		378,711
ASSESSED VALUE		596,186
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		546,186
TOTAL JUST VALUE		974,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		879,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401188	NEW CONSTR	162,635	06/01/1994

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B9401188	NEW CONSTR	162,635	06/01/1994

GRANTOR: ILLI CHARLES S & DIAN

GRANTEE: ILLI C & D REVOCABL

2057/1792	5/10/2016	WD	Q	I	01	645,000
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GRANTOR: CLEARY JOHN & AILEEN

GRANTEE: ILLI CHARLES S & DI

BUILDING NOTES						
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BUILDING DIMENSIONS						
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BAS=[YR=1995] W22 N8 W18 FOP=[YR=1995] W12 S17 E12 N17\$ S17 W12 N9 W15 S45 E9 N1 E7 N4 UOP=[YR=1995] E8N2 FOP=[YR=1995] N5 W8 S5 E8\$ W8 S2\$ N7 E8 S7 E16 N2 E5 FGR=[YR=1995] S24 E6 S1 E10 N1 E6 N26 W22 S2\$ N2 E22 N2 E2 N20 W2 N14\$ PTR=E15 FUS=[YR=1995] E10 S21 W10 N21\$ W15\$.