

LOT 71
IN OR 1725/542
GOLF SIDE AT SUMMER BEACH #1

MCMANUS JAMES W & RUTH K
4709 GENOA DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0071-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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		4.5 100
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	2,488	100	2,488	348,490
BAS	242	100	242	33,897
FGR	498	55	274	38,378
FOP	26	30	8	1,121
FOP	45	30	14	1,961
FST	45	55	25	3,502
FUS	923	100	923	129,283
STP	8	10	1	140
STP	22	10	2	280
TOTALS	4,297		3,977	557,051

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1990
2	0855	CONC PAVER	0 100	0	0	68.00	SF	10.00	10.00	100	2012
3	0855	CONC PAVER	0 100	0	0	1,560.00	SF	10.00	10.00	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,977	108.5805	162.87	647,734	1990	1995	0	0	0 14.00	86.00
1 SFR CUST - 100% - 2012 Heated Area: 3653 HX Base Yr 2012											
4709 GENOA DR, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
16,500											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			557,051
TOTAL MARKET OB/XF VALUE			16,500
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			1,073,551
SOH/AGL Deduction			407,719
ASSESSED VALUE			665,832
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			615,832
TOTAL JUST VALUE			1,073,551
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			973,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6062	NEW CONSTR	133,478	10/16/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1725/0542	2/11/2011	WD	Q	I	02
GRANTOR: TABER FRANCES W					SALE PRICE
GRANTEE: MCMANUS JAMES W & R					665,000
GRANTOR: HODGE GILBERT W					
GRANTEE: TABER FRANCES W					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] U5 L5 W6 D5 L5 BAS=[YR=2010] N5 STP=[YR=2010] N1 W22 S1 E22\$ W22 S11 E22 N6\$ S6 W22 N12 W22 S3 W4 S11 E4 S8 W4 S9 E4 S12 E5 S8 E4 D2 R2 E6 U2 R2 E4 N8 E4 FOP=[YR=1993] S2 E3 STP=[YR=1993] S1 E8 N1 W8\$ E10 N2 W13\$ E17 FGR=[YR=1993] S24 E6 S1 E9 N1 E6 N23 FST=[YR=1993] N3 FOP=[YR=1993] N9 W5 S9 E5 \$ W15 S3 E15 \$ W15 N1 W6 \$ E6 N2 E10 N24 W2 N2 U3 R2 N6\$ PTR= E15 FUS=[YR=1993] E4 N7 E30 S40 W4 S3 W6 N3 W4 N8 W3 N4 E4 N5 E1 N3 W18 N7 W4N6 \$ W15 \$.											