LOT 72
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

CALHOUN JOSEPH S III & PATRICIA MARY
4703 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0072-0000

BUILDING CHARACTERISTICS

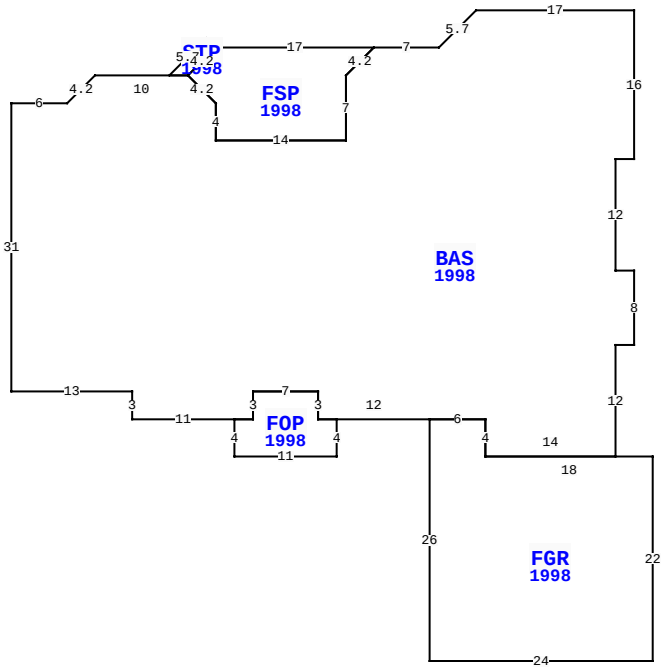
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,475	100	2,475	365,011
FGR	552	55	304	44,833
FOP	65	30	20	2,950
FSP	154	40	62	9,144
STP	7	10	1	148
TOTALS	3,253		2,862	422,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,862	111.7284	167.59	479,643	1998	1998	0	0	0	12.00	88.00

1 SFR CUST – 100% - 1999 Heated Area: 2475 HX Base Yr 1999



4703 GENOA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		422,086
TOTAL MARKET OB/XF VALUE		8,651
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		930,737
SOH/AGL Deduction		481,214
ASSESSED VALUE		449,523
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		399,523
TOTAL JUST VALUE		930,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		837,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704258	NEW CONSTR	208,250	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/1379	4/02/2024	WD	Q	I	01	1,040,000
GRANTOR: BARTLETT ANNE D						
GRANTEE: CALHOUN JOSEPH S II						
0505/0614	12/15/1986	WD	U	V		62,300
GRANTOR: SUMMER BCH AMENITIES						
GRANTEE: BARTLETT RICHARD K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W17 D4 L4 W7 FSP=[YR=1998] W17 STP=[YR=1998] U1 L1 L4 D4 E2 U3 R3 $ D3 L3 D3 R3 S4 E14 N7 U3 R3 $ D3 L3 S7 W14 N4 U3 L3 W10 D3 L3 W6 S31 E13 S3 E11
FOP=[YR=1998] S4 E11 N4 W2 N3 W7 S3 W2$ E2 N3 E7S3 E12
FGR=[YR=1998] S26 E24 N22 W18N4 W6 $ E6 S4 E14 N12 E2 N8 W2N12 E2 N16 $.

EXTRA FEATURES

LN	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	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	1,150.00	SF	6.50	6.50	100	1998	1998	3	75	5,606	
3	0810	CONCRETE A	0	100	0	0	43.00	SF	6.50	6.50	100	1998	1998	3	75	210	

LAND DESCRIPTION

TOTAL OB/XF 8,651

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS