

LOT 73
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

PETTIGREW SUSAN C
4689 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0073-0000



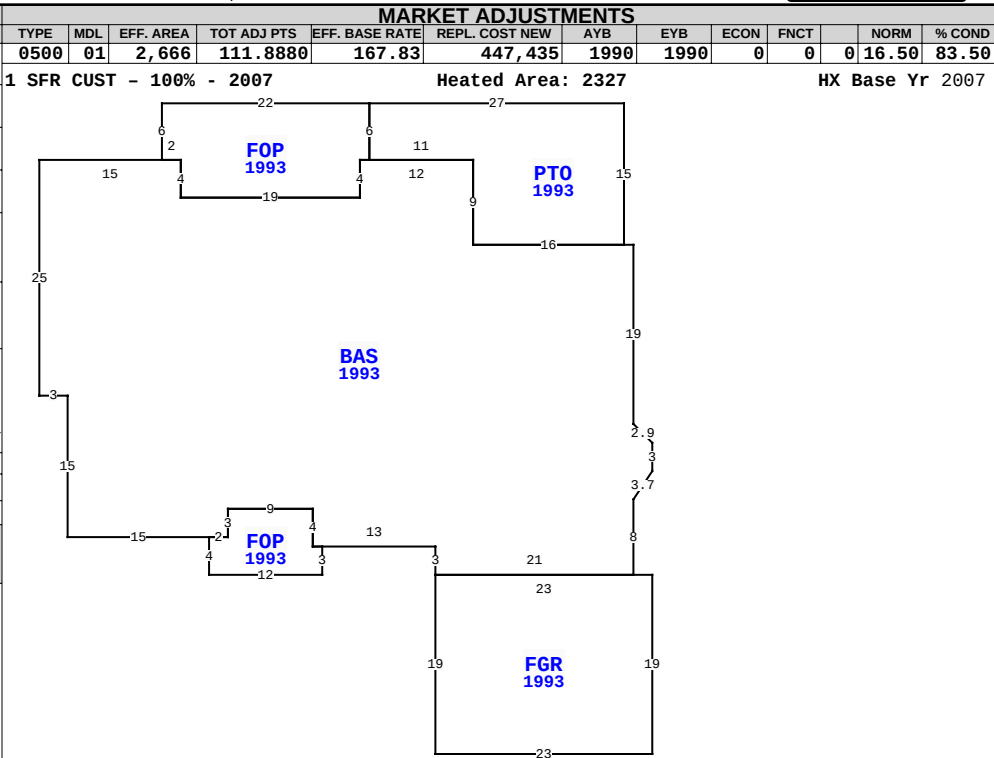
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,327	100	2,327	326,101
FGR	437	55	240	33,633
FOP	74	30	22	3,083
FOP	208	30	62	8,688
PTO	306	5	15	2,102

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	1990	1990	3	68	2,380
2	0811	CONCRETE B	0	100	0	0		954.00	SF 5.20	5.20	100	1990	1990	3	59.5	2,952
3	0858	SCULP CONC	0	100	18	4		72.00	SF 13.00	13.00	100	1990	1990	3	86	805

LAND DESCRIPTION			TOTAL OB/XF 6,137													
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
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00



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

4689 GENOA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	373,608		
TOTAL MARKET OB/XF VALUE	6,137		
TOTAL LAND VALUE - MARKET	500,000		
TOTAL MARKET VALUE	879,745		
SOH/AGL Deduction	343,919		
ASSESSED VALUE	535,826		
TOTAL EXEMPTION VALUE	HX HB WR	55,000	
BASE TAXABLE VALUE	480,826		
TOTAL JUST VALUE	879,745		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	788,396		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6096	NEW CONSTR	168,890	11/02/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/880	2/14/2024	WD	Q	I	01	1,075,000
GRANTOR: DEAN LEONARD M						
GRANTEE: PETTIGREW SUSAN C						
1411/1710	5/12/2006	WD	Q	I		710,000
GRANTOR: MACPHAIL PRISCILLA						
GRANTEE: MARCUS LEONARD & TE						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993] W1 PTO=[YR=1993] N15 W27 FOP=[YR=1993] W22 S6 E2 S4 E19 N4 E1 N6 \$ S6 E11 S9 E16 \$ W16 N9 W12 S4 W19 N4 W15 S25 E3 S15 E15 FOP=[YR=1993] S4 E12 N3 W1 N4 W9 S3 W2 \$ E2 N3 E9 S4 E13 S3 FGR=[YR=1993] S19 E23 N19 W23 \$ E21 N8 R2 U3 N3 L2 U2 N19 \$.						