

LOT 76
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

CRUMRINE GEORGE BERNARD & SHARON ANN
4671 GENOA DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0076-0000



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	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,838	100	2,838	380,310
BAS	192	100	192	25,729
FGR	534	55	294	39,398
FOP	45	30	14	1,876
FOP	45	30	14	1,876
FOP	60	30	18	2,412
FOP	76	30	23	3,082
FST	42	55	23	3,082
FUS	882	100	882	118,193
UOP	60	20	12	1,608
TOTALS	4,894		4,334	580,783

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0810	CONCRETE A	0 100	0	0	39.00	SF	6.50	6.50
3	0855	CONC PAVER	0 100	0	0	377.00	SF	10.00	10.00
4	0855	CONC PAVER	0 100	0	0	587.00	SF	10.00	10.00
5	0855	CONC PAVER	0 100	0	0	376.00	SF	10.00	10.00
6	0855	CONC PAVER	0 100	0	0	960.00	SF	10.00	10.00

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,334	102.1020	153.15	663,752	1994	1998	0	0	0 12.50	87.50
1 SFR CUST - 100% - 2005											
Heated Area: 3912											
HX Base Yr 2005											

** This building has 11 Sub-Areas											
4671 GENOA DR, FERNANDINA BEACH											
BLD DATE				LGL DATE				03/26/2024			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

TOTAL OB/XF									
21,933									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		580,783	
TOTAL MARKET OB/XF VALUE		21,933	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,102,716	
SOH/AGL Deduction		430,113	
ASSESSED VALUE		672,603	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		622,603	
TOTAL JUST VALUE		1,102,716	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,002,111	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20677	REMODEL	35,000	10/01/2007
B00713	NEW CONSTR	160,594	01/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2691/1243	1/24/2024	WD Q	I	01	
GRANTOR: BOOKMAN ROBERT P & BA					
GRANTEE: CRUMRINE GEORGE BER					
1236/0752	6/08/2004	WD Q	I		
GRANTOR: ABBOTT JAMES A & PATR					
GRANTEE: BOOKMAN ROBERT P &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2008] W4 FOP=[YR=1994] N3 W15 UOP=[YR=1994] N3 W20 S3 FOP=[YR=1994] W15 S3 E15 N3\$ S3 E20 N3\$ S3 E15\$ W8 BAS=[YR=1994] W42 S2 W4 S2 W4 S10 E4 S2 E4 S23 W17 S25 E9 S1 E7 N1 E9 N8 FOP=[YR=1994] E19 FGR=[YR=1994] S8 E23 N22 W9 N2 W14 S16\$ N4 W19 S4\$ N4 E19 N12 E14 S2 E9 N26 W8 N16\$ S16 E12 N16\$ PTR= E15 FUS=[YR=1994] E5 N2 FOP=[YR=1994] N3 UOP=[YR=1994] N3 E20 S3 W20\$ E20 S3 W20\$ E20 S2 E3 S22 W11 S11 W14 S14 E10 S3 W13 N21 FST=[YR=1994] E6 N7 W6 S7\$ E6 N7 W6 N22\$ W15\$.					