

LOT 78
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

HOS PROPERTIES LLC
202 HOWARD STREET STE 4
AUBURNDALE, FL 33823

2024

00-SB-30-065A-0078-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	2,222	100	2,222	322,102
FGR	548	55	301	43,633
FOP	124	30	37	5,364
FSP	341	40	136	19,715
FUS	1,413	100	1,413	204,829
PTO	65	5	3	435

TOTALS	4,713		4,112	596,077
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0858	SCULP CONC	0	0	0	0	970.00	SF	13.00
3	0825	BRICK	0	0	0	0	201.00	SF	12.50
4	0858	SCULP CONC	0	0	0	0	322.00	SF	13.00
5	0825	BRICK	0	0	0	0	37.00	SF	12.50
6	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00

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	0	0003	PUD	0.00	0.00	1.00

REVIEW DATE	01/14/2021	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,112	107.8352	161.75	665,116	1996	2006	0	0	10.38	89.62
1 SFR CUST - 0% - 2023 Heated Area: 3635 HX Base Yr											

4659 GENOA DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/26/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580	
2	0858	SCULP CONC	0	0	0	0	970.00	SF	13.00	13.00	100	1996	1996	3	91	11,475	
3	0825	BRICK	0	0	0	0	201.00	SF	12.50	12.50	100	1996	1996	3	91	2,286	
4	0858	SCULP CONC	0	0	0	0	322.00	SF	13.00	13.00	100	1996	1996	3	91	3,809	
5	0825	BRICK	0	0	0	0	37.00	SF	12.50	12.50	100	1996	1996	3	91	421	
6	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1996	1996	3	20	40	

TOTAL OB/XF															19,611		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA						
3 PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00							

Total Acres: 0.00	Total Land Value: 500,000	Market: 0	Agricultural: 0	Common: 500,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE		596,077			
TOTAL MARKET OB/XF VALUE		19,611			
TOTAL LAND VALUE - MARKET		500,000			
TOTAL MARKET VALUE		1,115,688			
SOH/AGL Deduction		0			
ASSESSED VALUE		1,115,688			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,115,688			
TOTAL JUST VALUE		1,115,688			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,015,112			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216208	WTRHET	0	11/01/2012
B9703644	REMODEL	1,088	01/01/1997
B9603078	NEW CONSTR	146,391	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0751	11/28/2022	WD	Q	I	01	1,300,000
GRANTOR: BORK MARGARET Q						
GRANTEE: HOS PROPERTIES LLC						
2601/0197	10/28/2022	FJ	U	I	11	0
GRANTOR: BORK RONALD L EST						
GRANTEE: BORK MARGARET Q						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W9 N5 U3 L3 W10 FSP=[YR=1996] U4 L4 W25 D4 L4 D3 R3 S5 E27 N5 U3 R3 \$ D3 L3 S5 W27 N5 U3 L3 W4 D3 L3 S11 W4 S21 PTO=[YR=1996] W5 S13 E5 FGR=[YR=1996] S18 E22 N20 FOP=[YR=1996] E29 N4 W31 S4 E2 \$ W2 N4 W6 N2 W14 S8 \$ N13 \$ S5 E14 S2 E37 N8 E11 N10 E4 N16 \$ PTR= E15 FUS=[YR=1996] E14 S10 E27 N16 E10 S34 W34 S23 W12 N23 E4 N9 W9 N19 \$ W15 \$.									