

LOT 83
IN OR 1804/34
GOLFSIDE AT SUMMER BEACH #1

REESE BRADLEY D & LISA I
4662 GENOA DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0083-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,707	100	2,707	418,852
FGR	874	55	481	74,424
FOP	124	30	37	5,725
FOP	300	30	90	13,926
FST	100	55	55	8,510
FUS	1,142	100	1,142	176,701

TOTALS	5,247	4,512	698,138
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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	2013
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2013
3	0855	CONC PAVER	0 100	0	0	1,080.00	SF	7.00	7.00	100	2013
4	0855	CONC PAVER	0 100	0	0	170.00	SF	7.00	7.00	100	2013
5	0855	CONC PAVER	0 100	0	0	131.00	SF	7.00	7.00	100	2013
6	0855	CONC PAVER	0 100	0	0	260.00	SF	7.00	7.00	100	2013
7	0855	CONC PAVER	0 100	13	7	91.00	SF	7.00	7.00	100	2013
8	1126	CB/STC 8"	0 100	4	0	20.00	SF	8.00	8.00	100	2013
9	0475	VF 4 SBPL	0 100	0	0	51.00	LF	14.00	14.00	100	2013

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	4,512	108.1278	162.19	731,801	2013	2013	0	0	4.60	95.40
1 SFR CUST - 100% - 2014											
Heated Area: 3849											
HX Base Yr 2014											
4662 GENOA DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/26/2024 MLU											

TOTAL OB/XF											
15,994											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
698,138											
TOTAL MARKET OB/XF VALUE											
15,994											
TOTAL LAND VALUE - MARKET											
500,000											
TOTAL MARKET VALUE											
1,214,132											
SOH/AGL Deduction											
421,749											
ASSESSED VALUE											
792,383											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
742,383											
TOTAL JUST VALUE											
1,214,132											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
1,107,836											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226558	CO ISSUED	0	08/12/2013
M1317849	H/AC	5,272	01/01/2013
E1225568	NEW CONSTR	0	11/01/2012
P1216224	REMODEL	0	11/01/2012
B1226558	NEW CONSTR	455,814	10/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1804/0034	7/20/2012	WD	Q	V	02	275,000	
GRANTOR: HASBROOK ROY D & MELI							
GRANTEE: REESE BRADLEY D & L							
1561/0774	4/16/2008	WD	Q	V		330,000	
GRANTOR: STOUT ROY G & EVELYN							
GRANTEE: HASBROOK ROY D & ME							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W23 S5 FOP=[YR=2013] W25 S12 E25 N12\$ S12 W25 N12 W17 S41 W2 S19 E15 N15 E9 FOP=[YR=2013] S4 E13 FGR=[YR=2013] S19 E5 S2 E27 N20 W2 N13 W7 S2 W13 FST=[YR=2013] W10 S10 E10 N10\$ S10 W10\$ N10 W12 S6 W1\$ E1 N6 E35 N2 E7 N42\$ PTR=E20 FUS=[YR=2013] E27 S15 E22 S13 W22 S17 W5 N17 W4 S3 W5 N3 W13 N28\$ W20\$.											