

LOT 84 & PT SECT 12-2N-28
IN OR 2334/1530
GOLFSIDE AT SUMMER BEACH #1

MCCLANE JOHN W III & LINDA K JOINT LIVING TRUST/MC
4674 GENOA DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0084-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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	1.5	1.5 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	03
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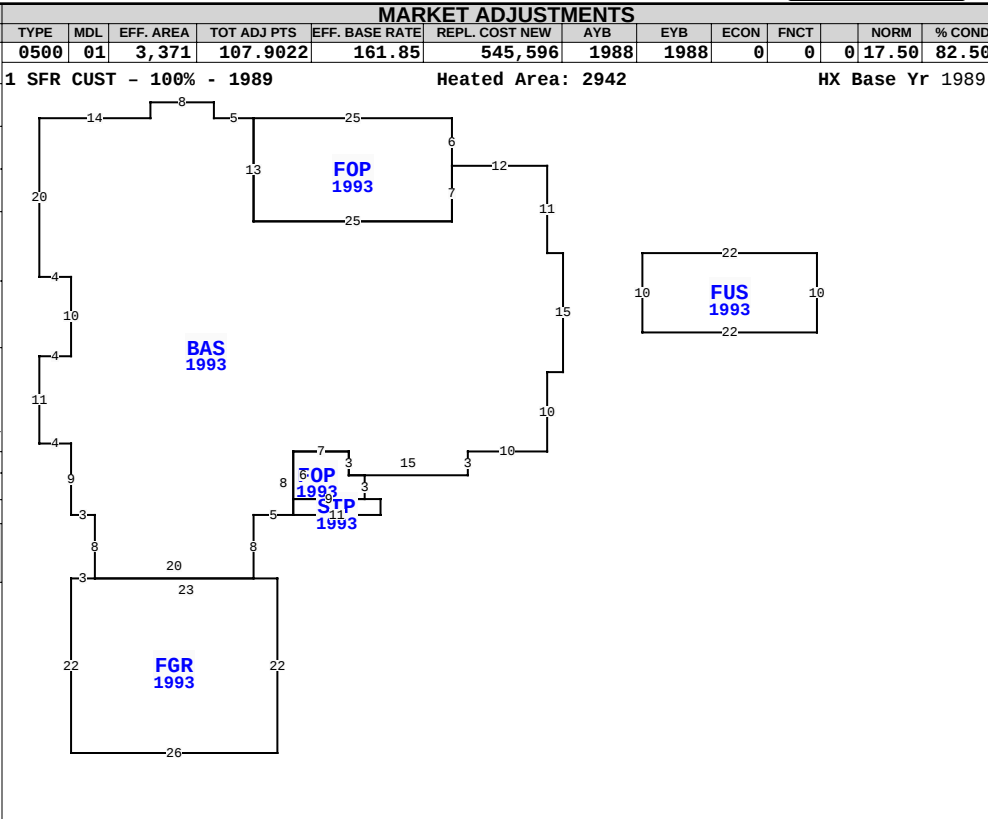
NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,722	100	2,722	363,459
FGR	572	55	315	42,061
FOP	48	30	14	1,869
FOP	325	30	98	13,085
FUS	220	100	220	29,376
STP	22	10	2	267

TOTALS	3,909		3,371	450,117
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	946.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	142.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	1242	WD DECK A	0	100	25	5	125.00	SF	10.00	10.00	
5	1125	CB/STC 6"	0	100	3	6	18.00	SF	7.35	7.35	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000140	C	SFR GOLF A	100	0003	PUD	0.00	0.00	1.00	LT	



4674 GENOA DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF												4,786
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		

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						450,117					
TOTAL MARKET OB/XF VALUE						4,786					
TOTAL LAND VALUE - MARKET						500,000					
TOTAL MARKET VALUE						954,903					
SOH/AGL Deduction						575,510					
ASSESSED VALUE						379,393					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						329,393					
TOTAL JUST VALUE						954,903					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						860,185					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213207	REMODEL	17,000	11/01/2012
5037	NEW CONSTR	95,585	07/15/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2334/1530	1/22/2020	WD	U	I	11	100	
GRANTOR: MCCLANE JOHN W III &							
GRANTEE: JOHN W III & LINDA							
0528/1094	10/14/1987	WD	U	V		100	
GRANTOR: SUMMER BCH AMENITIES							
GRANTEE: MCCLANE JOHN W III							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 N11 W12 FOP=[YR=1993] N6 W25 S13 E25 N7\$ S7 W25 N13 W5 N2 W8 S2 W14 S20 E4 S10 W4 S11 E4 S9 E3 S8 FGR=[YR=1993] W3 S22 E26 N22W23\$ E20 N8 E5 STP=[YR=1993] E11 N2 W2 FOP=[YR=1993] N3 W2 N3 W7 S6E9 \$ W9 S2\$ N8 E7 S3 E15 N3 E10 N10 E2N15\$ PTR=E10 FUS=[YR=1993] E22 S10 W22 N10\$ W10\$.											