

LOT 87 & PT SEC 12 & 13-2N-28
IN OR 1879/1276
GOLF SIDE AT SUMMER BEACH #1

MATISON FAMILY LIVING TRUST/MATISON JAMES DENNIS T
4704 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0087-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	14	WD SHINGLE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality 01 Quality Level 01

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	3,058	100	3,058	354,430
FGR	716	55	394	45,666
FOP	26	30	8	928
FOP	175	30	52	6,027
FOP	266	30	80	9,272
FUS	943	100	943	109,296
UOP	18	20	4	464
UOP	105	20	21	2,434

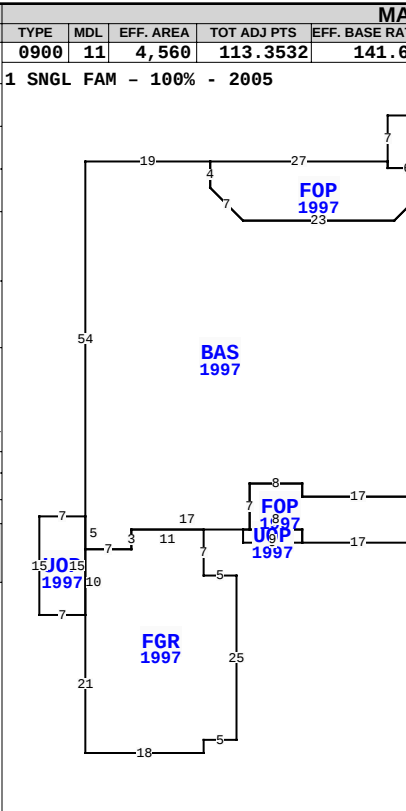
TOTALS 5,307 4,560 528,515

EXTRA FEATURES

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	1997	1997	3	80	2,800	
2	0845	KOOL DECK	0 100	0	0	869.00	SF	7.25	7.25	100	1997	1997	3	73	4,599	
3	0861	POOL GUNIT	0 100	0	0	492.00	SF	85.00	85.00	100	1997	1997	3	20	8,364	
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200	
5	1127	BRICK 8"	0 100	0	0	198.00	SF	11.00	11.00	100	1997	1997	3	92	2,004	
6	0855	CONC PAVER	0 100	0	0	2,381.00	SF	10.00	10.00	100	1999	1999	3	77	18,334	
7	0855	CONC PAVER	0 100	0	0	557.00	SF	10.00	10.00	100	1999	1999	3	77	4,289	
8	0855	CONC PAVER	0 100	0	0	298.00	SF	10.00	10.00	100	1999	1999	3	77	2,295	
9	0910	SCRN RM L	0 100	0	0	1,264.00	SF	15.00	15.00	100	2018	2018	3	82	15,547	

LAND DESCRIPTION			TOTAL OB/XF 58,432													
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

REVIEW DATE 05/12/2019 BY KBA



4704 GENOA DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE

TOTAL OB/XF 58,432													
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
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

Total Acres: 0.00 Total Land Value: 500,000

MARKET ADJUSTMENTS											
TE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
9	646,106	1997	1997	0	0	0	18.20	81.80			
Heated Area: 4001								HX Base Yr 2005			

The diagram shows two rooms. The left room is an L-shaped area with dimensions 18, 14, 35, 12, 9, and 7. The right room is a rectangle with dimensions 41, 23, and 41. A small rectangular area at the top of the right room is labeled 'FUS 113.8' and 'FUS 1997'.

03/26/2024 MLU

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

TOTAL OB/XF 58,432													
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
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

Market: 0 Agricultural: 0 Common: 500,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		528,515	
TOTAL MARKET OB/XF VALUE		58,432	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,086,947	
SOH/AGL Deduction		404,764	
ASSESSED VALUE		682,183	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		632,183	
TOTAL JUST VALUE		1,086,947	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		991,841	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801748	SCRN ENCL	34,715	02/20/2018
B9804673	XFOB	6,900	02/01/1998
B9704552	XFOB	6,250	12/01/1997
B9704296	SWIM POOL	20,800	09/01/1997
B9703867	NEW CONSTR	300,000	04/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1879/1276	8/30/2013	QC	U	I	11	100
GRANTOR: MATISON JAMES D & MAR						
GRANTEE: MATISON FAMILY LIVI						
1278/0991	12/06/2004	WD	Q	I		765,000
GRANTOR: ANDERSON RONALD R & M						
GRANTEE: MATISON JAMES D & M						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1997] W18 S7 FOP=[YR=1997] W27 S4 R5 D5 E23 U5 R5
N3 W6 N1 \$ S1 E6 S3 L5 D5 W23 U5 L5 N4 W19 S54
UOP=[YR=1997] W7 S15 E7 FGR=[YR=1997] S21 E18 N2 E5 N25 W5 N7
W11 S3 W7 S10 \$ N15 \$ S5 E7 N3 E17 UOP=[YR=1997] S2 E9 N2 W9
\$ E1 FOP=[YR=1997] E8 S2 E17 N7 W17 N2 W8 S7 \$ N7 E8 S2 E17N9
E12 N35 E2 N14\$ PTR= E15 FUS=[YR=1997] E5 FOP=[YR=1997] N2
E13 S2 W13 \$ E18 S41 W23 N41 \$ W15 \$.

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

PRINTED 08/06/2024 BY SYS