LOT 88 & PT SECT 13-2N-28
IN OR 2153/1926
GOLFSIDE AT SUMMER BEACH #1

MATHE DAVID L & MARGARET L L/E/
4708 GENOA DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0088-0000

BUILDING CHARACTERISTICS

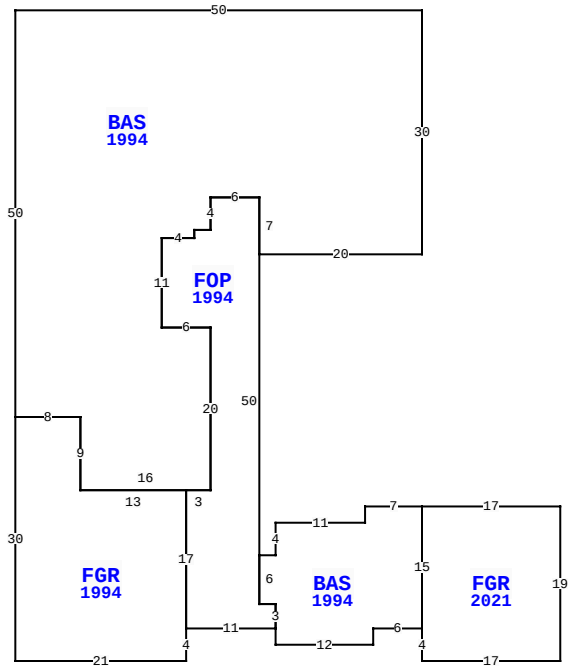
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	284	100	284	42,421
BAS	2,014	100	2,014	300,828
FGR	513	55	282	42,122
FGR	323	55	178	26,588
FOP	443	30	133	19,866
TOTALS	3,577		2,891	431,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,891	116.4660	174.70	505,058	1994	1994	0	0	0	14.50	85.50

1 SFR CUST – 100% - 2012 Heated Area: 2298 HX Base Yr 2012



4708 GENOA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		431,825
TOTAL MARKET OB/XF VALUE		48,946
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		980,771
SOH/AGL Deduction		352,132
ASSESSED VALUE		628,639
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		578,639
TOTAL JUST VALUE		980,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		887,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210230	GARAGE	0	02/01/2021
B18496	ADDITION	11,158	10/31/2006
B930567	NEW CONSTR	105,895	10/01/1993
B930796	SWIM POOL	14,600	02/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2153/1926	10/24/2017	QC	U	I	11	100
GRANTOR: MATHE DAVID L & MARGA						
GRANTEE: KARDON STEPHANIE O						
1616/1522	4/24/2009	WD	U	I	37	650,000
GRANTOR: ADAMS JIMMIE L & JEAN						
GRANTEE: MATHE DAVID L & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W50 S50 FGR=[YR=1994] S30 E21 N4 FOP=[YR=1994] E11 BAS=[YR=1994] S2 E12 N2 E6 FGR=[YR=2021] S4 E17 N19 W17 S15$ N15 W7 S2 W11 S4 W2 S6 E2 S3$ N3 W2 N50 W6 S4 W2 S1 W4 S11 E6 S20 W3 S17$ N17 W13N9W8$ E8 S9 E16 N20W6 N11 E4 N1 E2 N4 E6 S7 E20 N30$.

EXTRA FEATURES

LN	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	1994	1994	3	76	2,660	
2	0810	CONCRETE A	0	100	0	0	117.00	SF	6.50	6.50	100	1994	1994	3	68	517	
3	0845	KOOL DECK	0	100	0	0	864.00	SF	7.25	7.25	100	1994	1994	3	68	4,260	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	200	
5	0861	POOL GUNIT	0	100	0	0	445.00	SF	85.00	85.00	100	1994	1994	3	20	7,565	
6	0858	SCULP CONC	0	100	0	0	433.00	SF	13.00	13.00	100	1994	1994	3	90	5,066	
7	0858	SCULP CONC	0	100	0	0	429.00	SF	13.00	13.00	100	1994	1994	3	90	5,019	
8	0858	SCULP CONC	0	100	0	0	865.00	SF	13.00	13.00	100	1998	1998	3	93	10,458	
9	1126	CB/STC 8"	0	100	0	0	168.00	SF	8.00	8.00	100	1994	1994	3	68	914	
10	1126	CB/STC 8"	0	100	0	0	648.00	SF	8.00	8.00	100	2007	2007	3	88	4,562	

TOTAL OB/XF 41,221

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	500,000							

REVIEW DATE 05/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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NEIGHBORHOOD/LOC	3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0911	SCRN RM A	0	100	0	0	1,424.00	SF	17.50	17.50	100	2007	2007	3	31	7,725	

LAND DESCRIPTION

TOTAL OB/XF 7,725

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS