LOT 89 & PT SECT 13-2N-28
IN OR 688 PG 177
GOLFSIDE AT SUMMER BEACH #1

LANDREGAN JOHN L & RUTH E
4714 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0089-0000

BUILDING CHARACTERISTICS

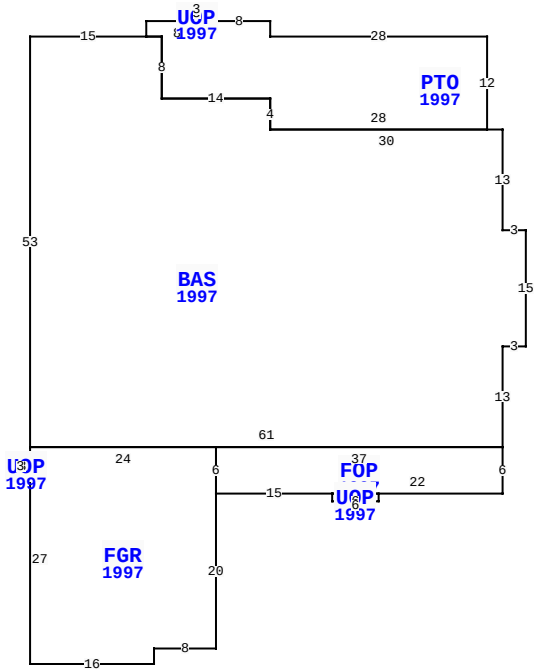
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,806	100	2,806	358,409
FGR	656	55	361	46,110
FOP	222	30	67	8,558
PTO	480	5	24	3,065
UOP	3	20	1	128
UOP	3	20	1	128
UOP	6	20	1	128
TOTALS	4,176		3,261	416,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,261	105.7770	158.67	517,423	1997	1997	0	0	0	19.50	80.50

1 SFR CUST – 100% - 1998 Heated Area: 2806 HX Base Yr 1998



4714 GENOA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		416,526
TOTAL MARKET OB/XF VALUE		11,613
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		928,139
SOH/AGL Deduction		446,593
ASSESSED VALUE		481,546
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		431,546
TOTAL JUST VALUE		928,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		836,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603249	NEW CONSTR	107,986	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0688/0177	9/09/1993	WD	Q	V		62,000
GRANTOR: CULPEPPER MATHON & E						
GRANTEE: LANDREGAN JOHN & R						
0528/1155	10/14/1987	WD	U	V		100
GRANTOR: SUMMER BCH AMENITIES						
GRANTEE: CULPEPPER MATHON H						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1997] W28 N2 W8 UOP=[YR=1997] N1 W3 S1 E3$ W8 S2 BAS=[YR=1997] W15 S53 FGR=[YR=1997] S1 UOP=[YR=1997] W1 S3 E1 N3$ S27 E16 N2 E8 N20 FOP=[YR=1997] E15 UOP=[YR=1997] S1 E6 N1 W6$ E22 N6 W37 S6$ N6 W24$ E61 N13 E3N15 W3 N13 W30 N4 W14 N8 W2$ E2 S8 E14 S4 E28 N12$.

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	1997	1997	3	80	2,800	
2	0855	CONC PAVER	0	100	0	0	1,492.00	SF	7.00	7.00	100	2004	2004	3	84	8,773	
3	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1997	1997	3	20	40	

LAND DESCRIPTION

TOTAL OB/XF 11,613

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS