

LOT 90 & PT SEC 13-2N-28
IN OR 1257/206
GOLFSIDE AT SUMMER BEACH #1

ZBOYOVSKY LILLIAN LVG TRUST/ZBOYOVSKY LILLIAN TRUS
4720 GENOA DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0090-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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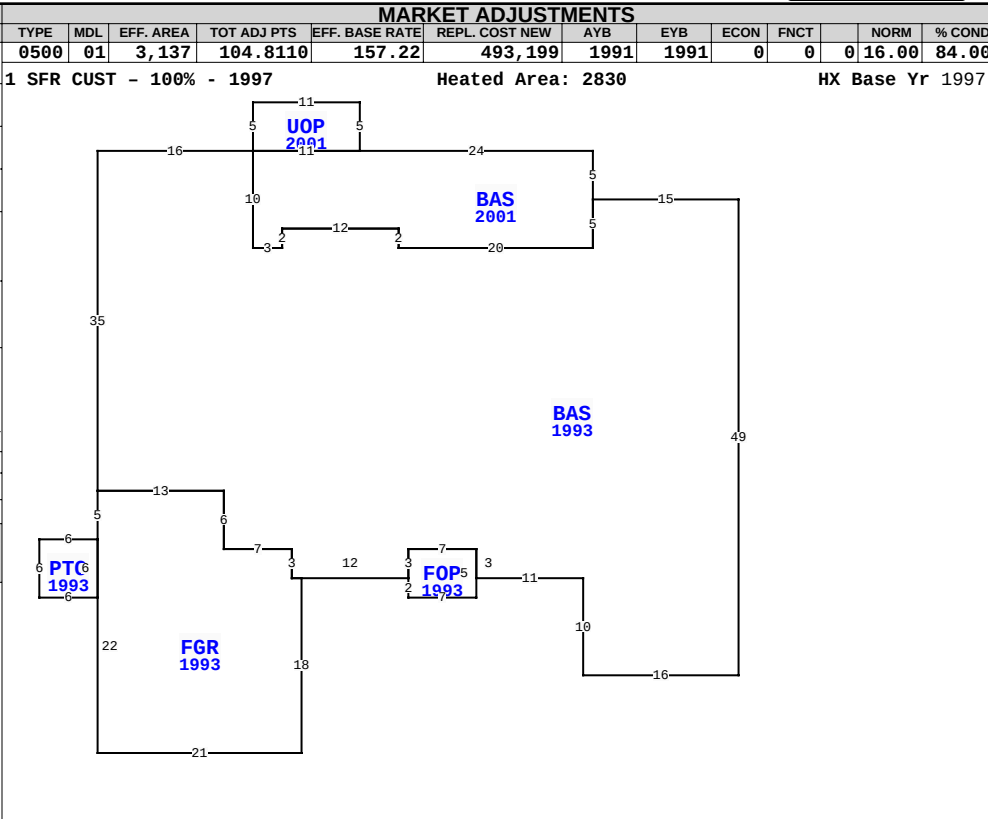
NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,504	100	2,504	330,690
BAS	326	100	326	43,053
FGR	516	55	284	37,506
FOP	35	30	10	1,320
PTO	36	5	2	264
UOP	55	20	11	1,452

TOTALS	3,472		3,137	414,287
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	38	17	646.00	SF	5.20
3	0858	SCULP CONC	0	100	0	0	207.00	SF	13.00
4	0911	SCRN RM A	0	100	0	0	730.00	SF	17.50
5	0858	SCULP CONC	0	100	0	0	619.00	SF	13.00

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



4720 GENOA DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/26/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1991	1991	3	70	2,450	
2	0811	CONCRETE B	0	100	38	17	646.00	SF	5.20	5.20	100	1991	1991	3	62	2,083	
3	0858	SCULP CONC	0	100	0	0	207.00	SF	13.00	13.00	100	1991	1991	3	87	2,341	
4	0911	SCRN RM A	0	100	0	0	730.00	SF	17.50	17.50	100	2018	2018	3	82	10,476	
5	0858	SCULP CONC	0	100	0	0	619.00	SF	13.00	13.00	100	2001	2001	3	94	7,564	

TOTAL OB/XF														24,914		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VAL					
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	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		414,287	
TOTAL MARKET OB/XF VALUE		24,914	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		939,201	
SOH/AGL Deduction		530,653	
ASSESSED VALUE		408,548	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		353,548	
TOTAL JUST VALUE		939,201	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		846,588	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011043	SCRNROOM	20,618	12/12/2017
R1213155	ROOF	9,000	10/01/2012
B018563	XFOB	8,875	07/01/2001
7024	NEW CONSTR	104,025	02/27/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1257/0206	9/03/2004	WD	U	I	01	100	
GRANTOR: ZBOYOVSKY LILLIAN P &							
GRANTEE: ZBOYOVSKY LILLIAN P							
1257/0203	9/03/2004	WD	U	I	01	100	
GRANTOR: ZBOYOVSKY JAMES F & L							
GRANTEE: ZBOYOVSKY LILLIAN P							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 BAS=[YR=2001] N5 W24 UOP=[YR=2001] N5 W11 S5 E11 \$ W11 S10 E3 N2 E12 S2 E20 N5 \$ S5 W20 N2 W12 S2W3 N10 W16 S35 FGR=[YR=1993] S5 PTO=[YR=1993] W6 S6 E6 N6 \$ S22 E21 N18 W1 N3 W7 N6 W13 \$ E13 S6 E7 S3 E12 FOP=[YR=1993] S2 E7 N5 W7 S3 \$ N3 E7 S3 E11 S10 E16 N49 \$.									