

LOT 92 & PT SECT 13-2N-28
IN OR 2649/563
GOLFSIDE AT SUMMER BEACH #1

THE CAKE TRUST/EATON CHRISTOPHER LLOYD TRUSTEE
4732 GENOA DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0092-0000



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

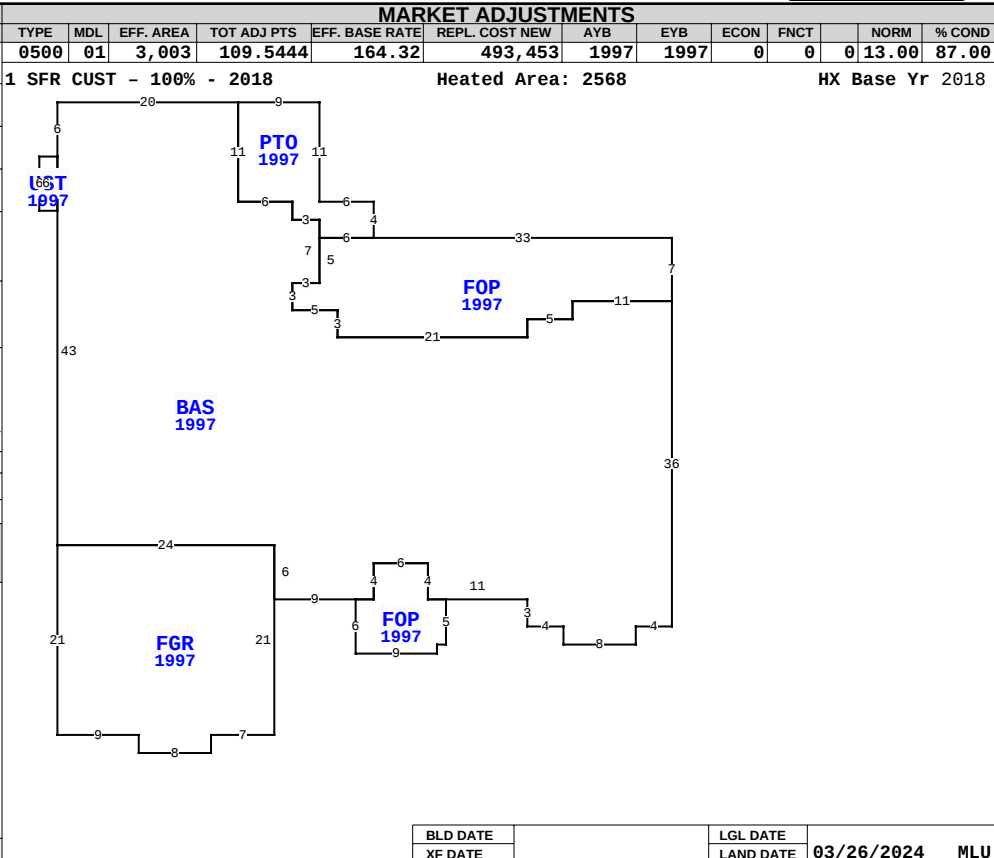
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,568	100	2,568	367,117
FGR	520	55	286	40,887
FOP	83	30	25	3,574
FOP	378	30	113	16,154
PTO	129	5	6	858
UST	12	45	5	715
TOTALS	3,690		3,003	429,304

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	0812	CONCRETE C	0	100	0	0	1,059.00	SF	4.00	4.00	100	1997	1997	3	73	3,092	
3	0810	CONCRETE A	0	100	0	0	253.00	SF	6.50	6.50	100	1997	1997	3	73	1,200	
4	0861	POOL GUNIT	0	100	0	0	285.00	SF	85.00	85.00	100	1997	1997	3	20	4,845	
6	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	1997	1997	3	73	171	
7	0462	ST/AL FNC	0	100	0	0	705.00	SF	10.00	10.00	100	2000	2000	3	28	1,974	
8	0855	CONC PAVER	0	100	0	0	654.00	SF	10.00	10.00	100	2024	2023		100	6,540	

LAND DESCRIPTION			TOTAL OB/XF 20,622													
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 02/16/2024 BY TW



4732 GENOA DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/26/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				429,304	
TOTAL MARKET OB/XF VALUE				20,622	
TOTAL LAND VALUE - MARKET				500,000	
TOTAL MARKET VALUE				949,926	
SOH/AGL Deduction				356,047	
ASSESSED VALUE				593,879	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				543,879	
TOTAL JUST VALUE				949,926	
NCON VALUE				3,910	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				852,427	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007968	POOL RENO,855	65,975	06/21/2023
B9703836	SWIM POOL	10,350	04/01/1997
B9703624	NEW CONSTR	100,927	01/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2649/563	6/22/2023	WD U	I	11	
GRANTOR: EATON CHRISTOPHER LLO					
GRANTEE: THE CAKE TRUST					
2122/0883	5/26/2017	DG U	I	11	
GRANTOR: LERMAN JEWELL ANN TRU					
GRANTEE: EATON CHRISTOPHER L					

BUILDING NOTES									
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BUILDING DIMENSIONS

FOP=[YR=1997] W33 PTO=[YR=1997] N4 W6 N11 W9 BAS=[YR=1997] W20 S6 UST=[YR=1997] W2 S6 E2 N6\$ S43 FGR=[YR=1997] S21 E9 S2 E8 N2 E7 N21 W24\$ E24 S6 E9 FOP=[YR=1997] S6 E9 N1 E1 N5 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E11S3 E4 S2 E8 N2 E4 N36 W11 S2 W5 S2 W21 N3 W5 N3 E3 N7 W3 N2 W6 N11\$ S11 E6 S2 E3 S2 E6\$ W6 S5 W3 S3 E5 S3 E21 N2 E5 N2 E11 N7\$.