

LOT 5
IN OR 2234/327
HERON OAKS PB 5/328

GENUARIO FAMILY REV TRUST/GENUARIO RONALD P TRUSTE
10477 SPRING GREEN DR
ENGLEWOOD, CO 80112

2024

01-6N-29-0850-0005-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 60
Interior Floo	11 CLAY TILE 40
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. 100
Units	0 100

Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.010		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100	1,578	354,315
BAS	518	100	518	116,309
BAS	20	100	20	4,491
FEP	100	80	80	17,963
FGR	288	55	158	35,477
FOP	115	30	34	7,634
FOP	300	30	90	20,208
FST	32	55	18	4,042
FUS	720	100	720	161,665
STR	35	10	4	899
TOTALS	3,706		3,220	723,001

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	0	0	0	128.00	SF	6.50
3	0801	ASPHALT A	0	0	22	10	220.00	SF	3.00
4	0446	BOX FNC 6'	0	0	0	0	69.00	LF	20.00
5	1242	WD DECK A	0	0	9	10	90.00	SF	10.00
6	0855	CONC PAVER	0	0	0	0	401.00	SF	10.00
7	0861	POOL GUNIT	0	0	0	0	80.00	SF	85.00
8	0855	CONC PAVER	0	0	0	0	804.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,220	155.9234	233.89	753,126	1993	2015	0	0	4.00	96.00
1 SFR CUST - 0% - 0											
Heated Area: 2836											
HX Base Yr											
17 CASSIA CT, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		723,001	
TOTAL MARKET OB/XF VALUE		20,804	
TOTAL LAND VALUE - MARKET		625,000	
TOTAL MARKET VALUE		1,368,805	
SOH/AGL Deduction		274,018	
ASSESSED VALUE		1,094,787	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,094,787	
TOTAL JUST VALUE		1,368,805	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,274,096	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20209979	SWIM POOL	0	12/01/2020
B1428539	REMODEL	4,720	04/01/2014
E1326158	NEW CONSTR	0	05/01/2013
R10606	REPAIR/RRF	400	08/01/2007
B20345	REMODEL	45,000	08/01/2007
8311	NEW CONSTR	131,556	08/17/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2234/0327	11/01/2018	WD	Q	I	01
GRANTOR: BIRD THOMAS N & ARLEN					
GRANTEE: GENUARIO FAMILY REV					
1851/1425	4/15/2013	WD	U	I	11
GRANTOR: TROXELL DANA C JR TRU					
GRANTEE: BIRD THOMAS N & ARL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 S8 W7 FST=[YR=1993] N8 W4 FGR=[YR=1993] W12 S24 E9 BAS=[YR=2007] S5 D3 R3 N8 W3\$ E3 N24\$ S8E4 \$ W4 S24FOP=[YR=1993] S23 E5 N23 W5\$ E5 S23 W15 S13 FOP=[YR=1993] S6 E20 STR=[YR=2007] S5 E7 N5 W7\$ E28 N6 BAS=[YR=2003] N37 W14 S37 E14\$ W22 N2 W6 S2 W20\$ E20N2 E6 S2 E8 N37 E1 N31\$ PTR= E15 FUS=[YR=1993] E15 N18 E19 S23 W8 S8 FEP=[YR=2013] S5 W20 N5 E20\$ W26 N13\$ W15\$.									