

LOT 71
IN OR 1725/542
GOLF SIDE AT SUMMER BEACH #1

MCMANUS JAMES W & RUTH K
4709 GENOA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0071-0000

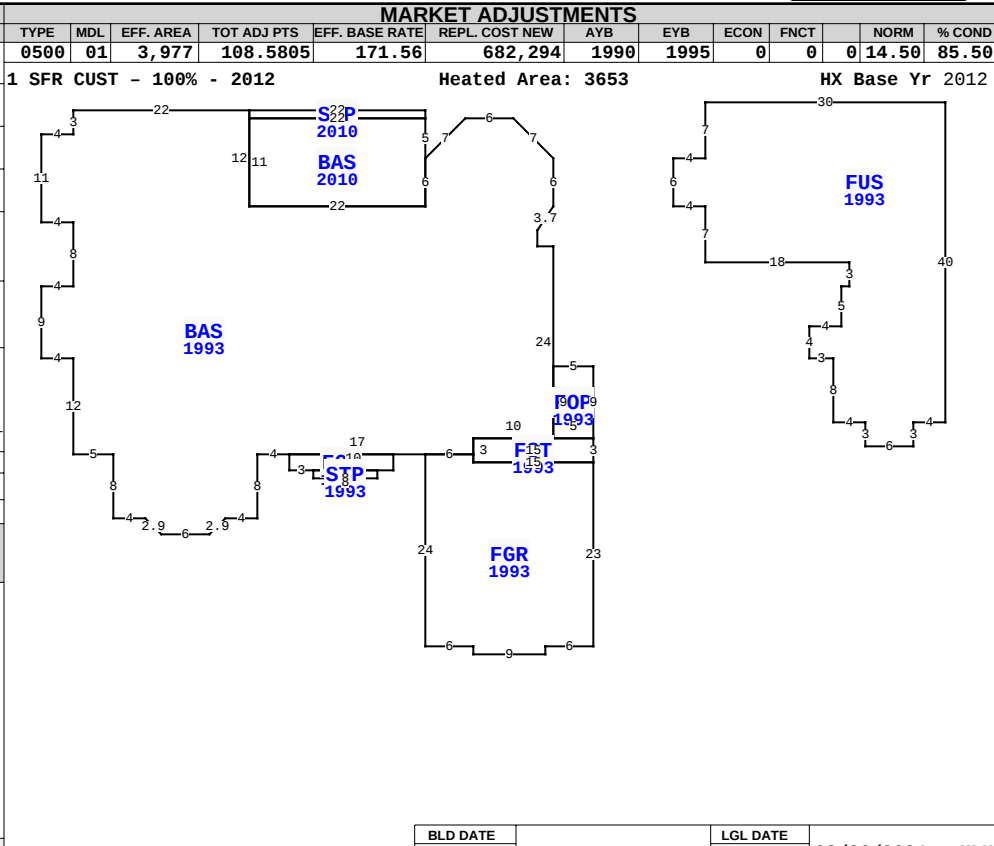


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,488	100	1993	2,488	364,949
BAS	242	100	2010	242	35,498
FGR	498	55	1993	274	40,191
FOP	26	30	1993	8	1,173
FOP	45	30	1993	14	2,054
FST	45	55	1993	25	3,667
FUS	923	100	1993	923	135,389
STP	8	10	1993	1	147
STP	22	10	2010	2	293
TOTALS	4,297			3,977	583,361

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
2	0855	CONC PAVER
3	0855	CONC PAVER



4709 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			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		583,361	
TOTAL MARKET OB/XF VALUE		16,298	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,099,659	
SOH/AGL Deduction		414,518	
ASSESSED VALUE		685,141	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		634,419	
TOTAL JUST VALUE		1,099,659	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,073,551	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6062	NEW CONSTR	133,478	10/16/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1725/0542	2/11/2011	WD	Q	I	02
GRANTOR: TABER FRANCES W					SALE PRICE
GRANTEE: MCMANUS JAMES W & R					665,000
GRANTOR: HODGE GILBERT W					
GRANTEE: TABER FRANCES W					

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=1993] U5 L5 W6 D5 L5 BAS=[YR=2010] N5			
STP=[YR=2010] N1 W22 S1 E22\$ W22 S11 E22 N6\$ S6 W22 N12 W22			
S3 W4 S11 E4 S8 W4 S9 E4 S12 E5 S8 E4 D2 R2 E6 U2 R2 E4			
N8 E4 FOP=[YR=1993] S2 E3 STP=[YR=1993] S1 E8 N1 W8\$ E10 N2			
W13\$ E17 FGR=[YR=1993] S24 E6 S1 E9 N1 E6 N23 FST=[YR=1993]			
N3 FOP=[YR=1993] N9 W5 S9 E5 \$ W15 S3 E15 \$ W15 N1 W6 \$ E6			
N2 E10 N24 W2 N2 U3 R2 N6\$ PTR= E15 FUS=[YR=1993] E4 N7 E30			
S40 W4 S3 W6 N3 W4 N8 W3 N4 E4 N5 E1 N3 W18 N7 W4N6 \$ W15 \$.			

LAND DESCRIPTION										TOTAL OB/XF									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000		