

LOT 72
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

CALHOUN JOSEPH S III & PATRICIA MARY
4703 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3019.00	

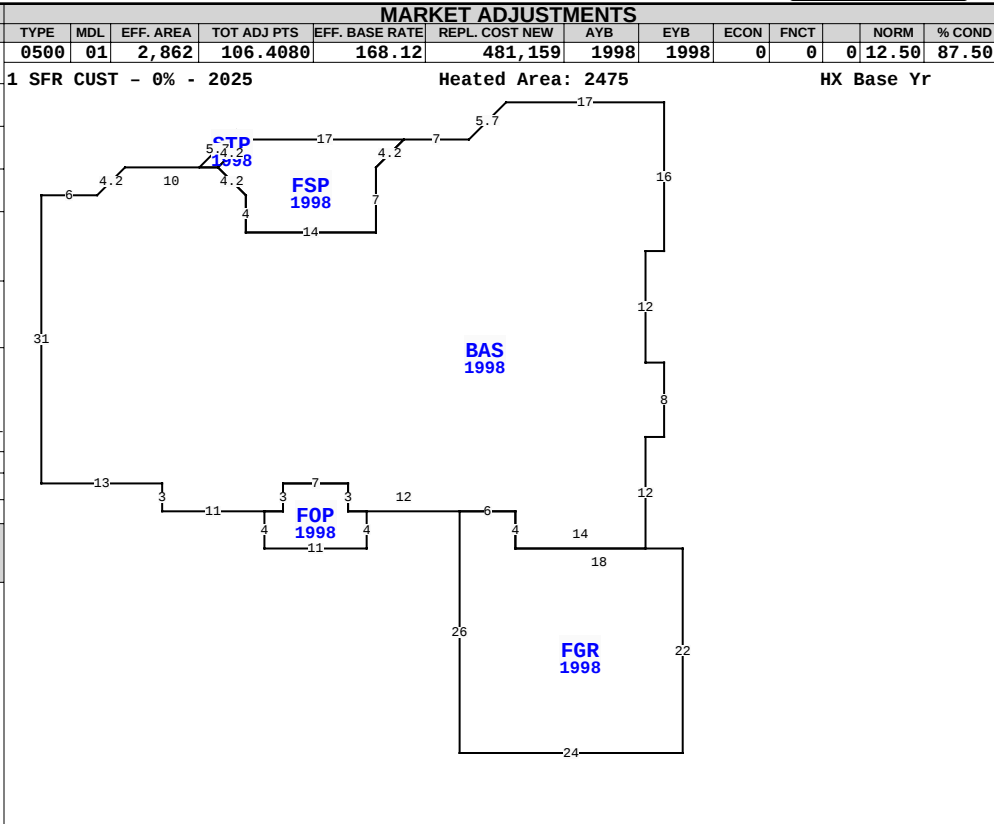
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,475	100	1998	2,475	364,085
FGR	552	55	1998	304	44,720
FOP	65	30	1998	20	2,942
FSP	154	40	1998	62	9,120
STP	7	10	1998	1	147

TOTALS	3,253			2,862	421,014
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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	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	1,150.00	SF	6.50
3	0810	CONCRETE A	0	0	0	0	43.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	0	0003	PUD	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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4703 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	0	0	0	1,150.00	SF	6.50	6.50	100	1998	1998	3	73	5,457	
3	0810	CONCRETE A	0	0	0	0	43.00	SF	6.50	6.50	100	1998	1998	3	73	204	

TOTAL OB/XF										8,461							
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
1	000140	C	RES GOLF	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000

Total Acres:	0.00	Total Land Value:	500,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE				421,014	
TOTAL MARKET OB/XF VALUE				8,461	
TOTAL LAND VALUE - MARKET				500,000	
TOTAL MARKET VALUE				929,475	
SOH/AGL Deduction				0	
ASSESSED VALUE				929,475	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				929,475	
TOTAL JUST VALUE				929,475	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				930,737	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704258	NEW CONSTR	208,250	09/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2704/1379	4/02/2024	WD	Q	I	01
GRANTOR: BARTLETT ANNE D					SALE PRICE
GRANTEE: CALHOUN JOSEPH S II					1,040,000
0505/0614					62,300
12/15/1986					
WD U V					
GRANTOR: SUMMER BCH AMENITIES					
GRANTEE: BARTLETT RICHARD K					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W17 D4 L4 W7 FSP=[YR=1998] W17 STP=[YR=1998] U1 L1 L4 D4 E2 U3 R3 \$ D3 L3 D3 R3 S4 E14 N7 U3 R3 \$ D3 L3 S7 W14 N4 U3 L3 W10 D3 L3 W6 S31 E13 S3 E11 FOP=[YR=1998] S4 E11 N4 W2 N3 W7 S3 W2\$ E2 N3 E7S3 E12 FGR=[YR=1998] S26 E24 N22 W18N4 W6 \$ E6 S4 E14 N12 E2 N8 W2N12 E2 N16 \$.									