LOT 73
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

PETTIGREW SUSAN C
4689 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0073-0000

BUILDING CHARACTERISTICS

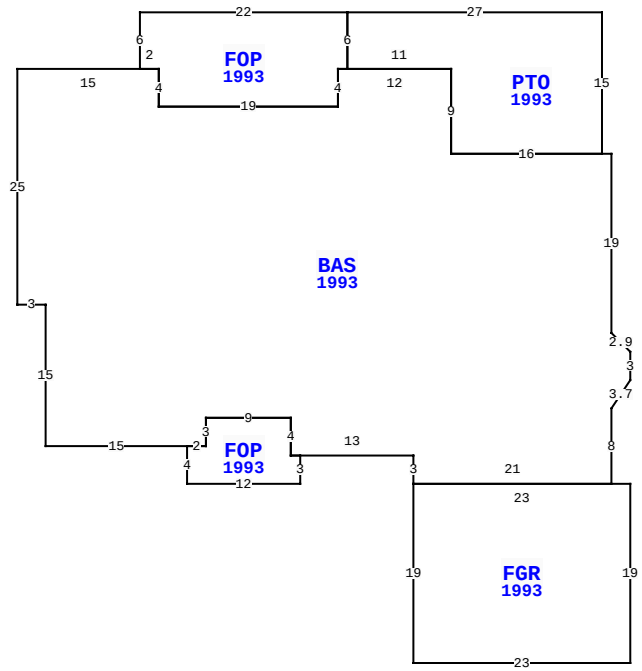
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,327	100	1993	2,327	341,435
FGR	437	55	1993	240	35,214
FOP	74	30	1993	22	3,228
FOP	208	30	1993	62	9,097
PTO	306	5	1993	15	2,201
TOTALS	3,352			2,666	391,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,666	111.8880	176.78	471,295	1990	1990	0	0	0	17.00	83.00

1 SFR CUST – 100% - 2025 Heated Area: 2327 HX Base Yr 2025



4689 GENOA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		391,175
TOTAL MARKET OB/XF VALUE		5,934
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		897,109
SOH/AGL Deduction		419,578
ASSESSED VALUE		477,531
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		426,809
TOTAL JUST VALUE		897,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		879,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6096	NEW CONSTR	168,890	11/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/880	2/14/2024	WD	Q	I	01	1,075,000
GRANTOR: DEAN LEONARD M						
GRANTEE: PETTIGREW SUSAN C						
1411/1710	5/12/2006	WD	Q	I		710,000
GRANTOR: MACPHAIL PRISCILLA						
GRANTEE: MARCUS LEONARD & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 PTO=[YR=1993] N15 W27 FOP=[YR=1993] W22 S6 E2 S4 E19 N4 E1 N6 $ S6 E11 S9 E16 $ W16 N9 W12 S4 W19 N4 W15 S25 E3 S15 E15 FOP=[YR=1993] S4 E12 N3 W1 N4 W9 S3 W2 $ E2 N3 E9 S4 E13 S3 FGR=[YR=1993] S19 E23 N19 W23 $ E21 N8 R2 U3 N3 L2 U2 N19 $.

EXTRA FEATURES

LN	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	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	954.00	SF	5.20	5.20	100	1990	1990	3	57	2,828	
3	0858	SCULP CONC	0	100	18	4	72.00	SF	13.00	13.00	100	1990	1990	3	85	796	

LAND DESCRIPTION

TOTAL OB/XF 5,934

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS