

LOT 74
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

FERRARA RITA B & ALBERT E JR
4683 GENOA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0074-0000



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 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

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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	2,309	100	1993	2,309	309,055
FGR	714	55	1993	393	52,602
FOP	89	30	1993	27	3,614
FOP	333	30	1993	100	13,385
FST	27	55	1993	15	2,008
FST	45	55	1993	25	3,346
FUS	1,093	100	1993	1,093	146,296
UOP	291	20	1993	58	7,763

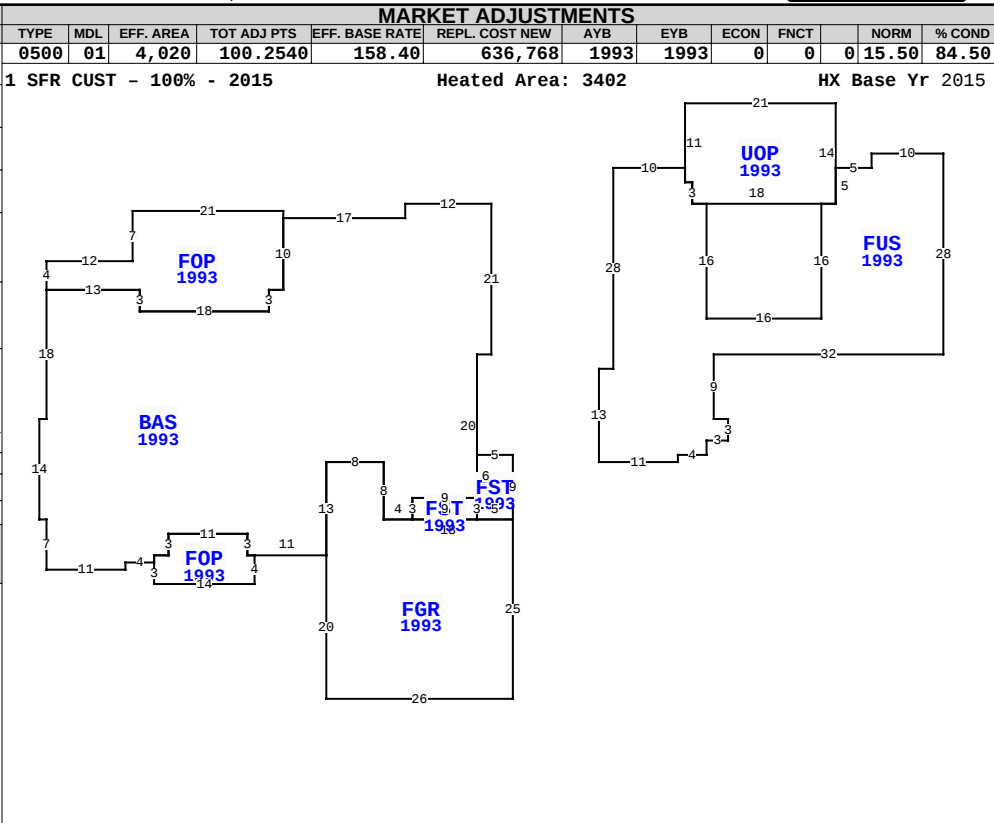
TOTALS 4,901 4,020 538,069

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
2	0811	CONCRETE B	0	100	32	24	768.00	SF	5.20	5.20	100	1993	1993	3	64	2,556	
3	0810	CONCRETE A	0	100	0	0	122.00	SF	6.50	6.50	100	1993	1993	3	64	508	
4	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	1993	1993	3	64	749	
5	1242	WD DECK A	0	100	0	0	115.00	SF	10.00	10.00	100	1993	1993	3	20	230	
6	0835	QUARY TILE	0	100	9	2	18.00	SF	10.00	10.00	100	1993	1993	3	64	115	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							



4683 GENOA DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 5,598

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			538,069
TOTAL MARKET OB/XF VALUE			5,598
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			1,043,667
SOH/AGL Deduction			380,133
ASSESSED VALUE			663,534
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			612,812
TOTAL JUST VALUE			1,043,667
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,019,609

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428201	WALLUNDER	11,200	01/01/2014
B9300180	NEW CONSTR	140,935	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/739	4/05/2024	SW	U	I	11	100

GRANTOR: FERRARA RITA B

GRANTEE: FERRARA RITA B & AL

1782/1591 3/01/2012 WD U I 11 100

GRANTOR: TAYLOR VIRGINIA L & P

GRANTEE: FERRARA RITA B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S2 W17 FOP=[YR=1993] N1 W21 S7 W12 S4 E13 S3 E18 N3 E2 N10 \$ S10 W2 S3 W18 N3 W13 S18 W1 S14 E1 S7 E11 N1 E4 FOP=[YR=1993] S3 E14 N4 W1N3 W11 S3 W2 S1 \$ N1 E2 N3 E11 S3 E11 FGR=[YR=1993] S20 E26 N25 FST=[YR=1993] N9 W5 S6 FST=[YR=1993] W9 S3 E9 N3 \$ S3 E5 \$ W18 N8 W8 S13 \$ N13 E8 S8 E4 N3 E9 N20 E2 N21 \$ PTR= E30 FUS=[YR=1993] S16E16 N16UOP=[YR=1993] E2 N14 W2S11E1S3E18\$E2N5E5 N2E10 S28W32S9E2S3W3 S2W4 S1W11 N13 E2 N28E10S2E1S3E2\$ W30 \$.