

LOT 76
GOLF SIDE AT SUMMER BEACH #1
PB 5/114-118

CRUMRINE GEORGE BERNARD & SHARON ANN
4671 GENOA DR
FERNANDINA BEACH, FL 32034

2025

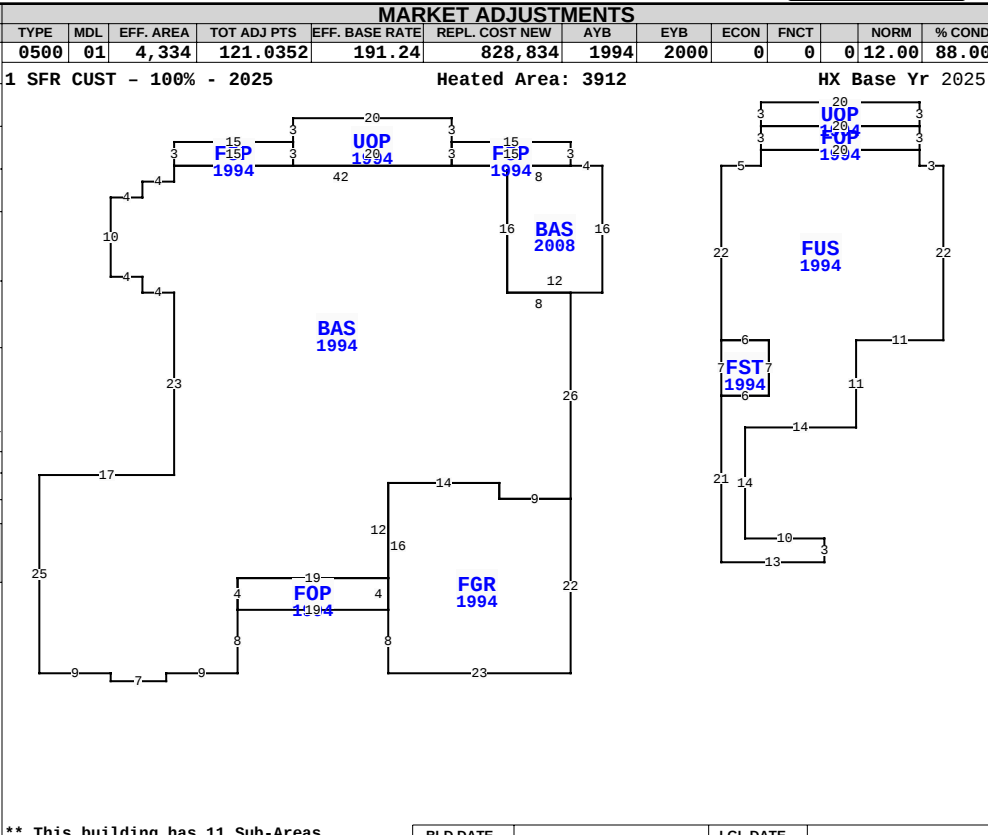
00-SB-30-065A-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
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.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,838	100	1994	2,838	477,610
BAS	192	100	2008	192	32,312
FGR	534	55	1994	294	49,478
FOP	45	30	1994	14	2,356
FOP	45	30	1994	14	2,356
FOP	60	30	1994	18	3,029
FOP	76	30	1994	23	3,871
FST	42	55	1994	23	3,871
FUS	882	100	1994	882	148,433
UOP	60	20	1994	12	2,020
TOTALS	4,894			4,334	729,374



** This building has 11 Sub-Areas

4671 GENOA DR, FERNANDINA BEACH

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

EXTRA FEATURES															TOTAL OB/XF				
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	1994	1994	3	74	1,480			
2	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	1994	1994	3	66	167			
3	0855	CONC PAVER	0	100	0	0	377.00	SF	10.00	10.00	100	2007	2007	3	87	3,280			
4	0855	CONC PAVER	0	100	0	0	587.00	SF	10.00	10.00	100	2007	2007	3	87	5,107			
5	0855	CONC PAVER	0	100	0	0	376.00	SF	10.00	10.00	100	2007	2007	3	87	3,271			
6	0855	CONC PAVER	0	100	0	0	960.00	SF	10.00	10.00	100	2007	2007	3	87	8,352			

LAND DESCRIPTION										TOTAL OB/XF					21,657			
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	L VA	
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	!	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				729,374	
TOTAL MARKET OB/XF VALUE				21,657	
TOTAL LAND VALUE - MARKET				500,000	
TOTAL MARKET VALUE				1,251,031	
SOH/AGL Deduction				333,589	
ASSESSED VALUE				917,442	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				866,720	
TOTAL JUST VALUE				1,251,031	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,102,716	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20677	REMODEL	35,000	10/01/2007
B00713	NEW CONSTR	160,594	01/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2691/1243	1/24/2024	WD	Q	I	01	1,640,000
GRANTOR: BOOKMAN ROBERT P & BA						
GRANTEE: CRUMRINE GEORGE BER						
1236/0752	6/08/2004	WD	Q	I		770,000
GRANTOR: ABBOTT JAMES A & PATR						
GRANTEE: BOOKMAN ROBERT P &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W4 FOP=[YR=1994] N3 W15 UOP=[YR=1994] N3 W20 S3 FOP=[YR=1994] W15 S3 E15 N3\$ S3 E20 N3\$ S3 E15\$ W8 BAS=[YR=1994] W42 S2 W4 S2 W4 S10 E4 S2 E4 S23 W17 S25 E9 S1 E7 N1 E9 N8 FOP=[YR=1994] E19 FGR=[YR=1994] S8 E23 N22 W9 N2 W14 S16\$ N4 W19 S4\$ N4 E19 N12 E14 S2 E9 N26 W8 N16\$ S16 E12 N16\$ PTR= E15 FUS=[YR=1994] E5 N2 FOP=[YR=1994] N3 UOP=[YR=1994] N3 E20 S3 W20\$ E20 S3 W20\$ E20 S2 E3 S22 W11 S11 W14 S14 E10 S3 W13 N21 FST=[YR=1994] E6 N7 W6 S7\$ E6 N7 W6 N22\$ W15\$.									