LOT 77
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

SKURLA ASHLEY D TRUST/SKURLA ASHLEY D TRUSTEE
4665 GENOA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

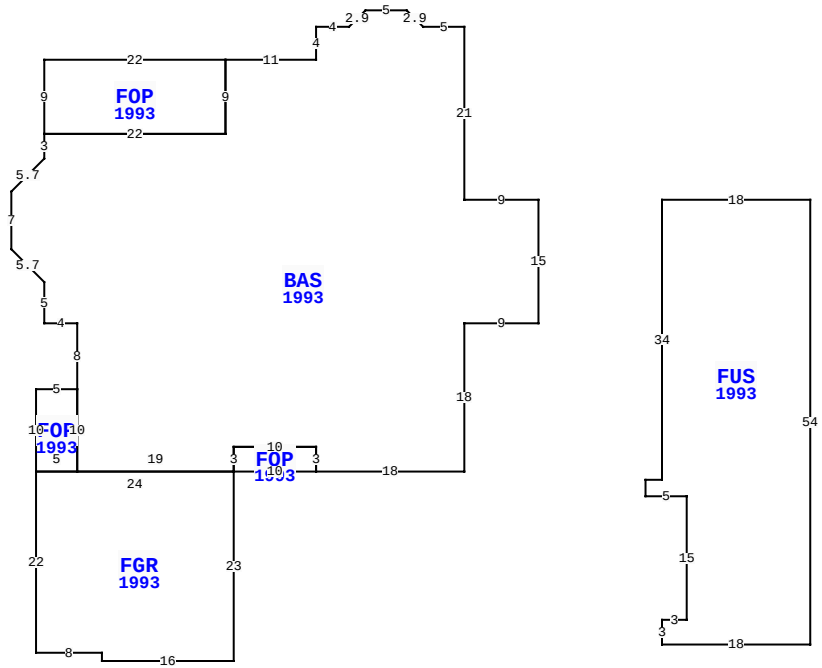
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	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	2,515	100	1993	2,515	356,857
FGR	544	55	1993	299	42,426
FOP	30	30	1993	9	1,277
FOP	50	30	1993	15	2,129
FOP	198	30	1993	59	8,371
FUS	931	100	1993	931	132,101
TOTALS	4,268			3,828	543,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,828	104.4225	164.99	631,582	1992	1996	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2021 Heated Area: 3446 HX Base Yr 2021



4665 GENOA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		543,161
TOTAL MARKET OB/XF VALUE		15,406
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,058,567
SOH/AGL Deduction		290,935
ASSESSED VALUE		767,632
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		716,910
TOTAL JUST VALUE		1,058,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,034,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7735	NEW CONSTR	341,910	12/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/0990	3/29/2019	WD	U	I	11	100
GRANTOR: SKURLA MARK & ASHLEY						
GRANTEE: SKURLA ASHLEY D TRU						
2205/1478	6/25/2018	WD	U	I	11	100
GRANTOR: SKURLA ASHELY D						
GRANTEE: SKURLA MARK & ASHLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N21 W5 U2 L2 W5 D2 L2 W4 S4 W11
FOP=[YR=1993] W22 S9 E22 N9 $S9 W22 S3 L4 D4 S7 R4 D4
S5E4 S8 FOP=[YR=1993] W5 S10 FGR=[YR=1993] S22 E8 S1 E16 N23
FOP=[YR=1993] E10 N3 W10 S3 $ W24 $ E5 N10 $ S10E19 N3E10 S3
E18 N18 E9 N15 $ PTR= E15 FUS=[YR=1993] E18 S54 W18 N3 E3
N15 W5 N2 E2 N34 $ W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400	
2	0811	CONCRETE B	0	100	0	0	710.00	SF	5.20	5.20	100	1992	1992	3	62	2,289	
3	0858	SCULP CONC	0	100	0	0	1,036.00	SF	13.00	13.00	100	1992	1992	3	87	11,717	

LAND DESCRIPTION

TOTAL OB/XF 15,406

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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS