

LOT 78
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

HOS PROPERTIES LLC
215 ORANGE ST SUITE 1
AUBURNDALE, FL 33823

2025

00-SB-30-065A-0078-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	2,222	100	1996	2,222	336,940
FGR	548	55	1996	301	45,643
FOP	124	30	1996	37	5,611
FSP	341	40	1996	136	20,623
FUS	1,413	100	1996	1,413	214,265
PTO	65	5	1996	3	455

TOTALS	4,713			4,112	623,537
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0858	SCULP CONC	0	0	0	0	970.00	SF	13.00
3	0825	BRICK	0	0	0	0	201.00	SF	12.50
4	0858	SCULP CONC	0	0	0	0	322.00	SF	13.00
5	0825	BRICK	0	0	0	0	37.00	SF	12.50
6	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00

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 01/14/2021 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,112	107.8352	170.38	700,603	1996	2006	0	0	0	11.00	89.00
1 SFR CUST - 0% - 2023 Heated Area: 3635 HX Base Yr												
4659 GENOA DR, FERNANDINA BEACH												

4659 GENOA DR, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540		
970.00	SF	13.00	13.00	100	1996	1996	3	91	11,475		
201.00	SF	12.50	12.50	100	1996	1996	3	91	2,286		
322.00	SF	13.00	13.00	100	1996	1996	3	91	3,809		
37.00	SF	12.50	12.50	100	1996	1996	3	91	421		
1.00	UT	200.00	200.00	100	1996	1996	3	20	40		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		623,537	
TOTAL MARKET OB/XF VALUE		19,571	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,143,108	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,143,108	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,143,108	
TOTAL JUST VALUE		1,143,108	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,115,688	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216208	WTRHET	0	11/01/2012
B9703644	REMODEL	1,088	01/01/1997
B9603078	NEW CONSTR	146,391	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0751	11/28/2022	WD	Q	I	01	1,300,000
GRANTOR: BORK MARGARET Q						
GRANTEE: HOS PROPERTIES LLC						
2601/0197	10/28/2022	FJ	U	I	11	0
GRANTOR: BORK RONALD L EST						
GRANTEE: BORK MARGARET Q						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W9 N5 U3 L3 W10 FSP=[YR=1996] U4 L4 W25 D4 L4 D3 R3 S5 E27 N5 U3 R3 \$ D3 L3 S5 W27 N5 U3 L3 W4 D3 L3 S11 W4 S21 PTO=[YR=1996] W5 S13 E5 FGR=[YR=1996] S18 E22 N20 FOP=[YR=1996] E29 N4 W31 S4 E2 \$ W2 N4 W6 N2 W14 S8 \$ N13 \$ S5 E14 S2 E37 N8 E11 N10 E4 N16 \$ PTR= E15 FUS=[YR=1996] E14 S10 E27 N16 E10 S34 W34 S23 W12 N23 E4 N9 W9 N19 \$ W15 \$.									

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