LOT 79
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

WELSCH ERIC NICOLAD & BARBARA
4653 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0079-0000

BUILDING CHARACTERISTICS

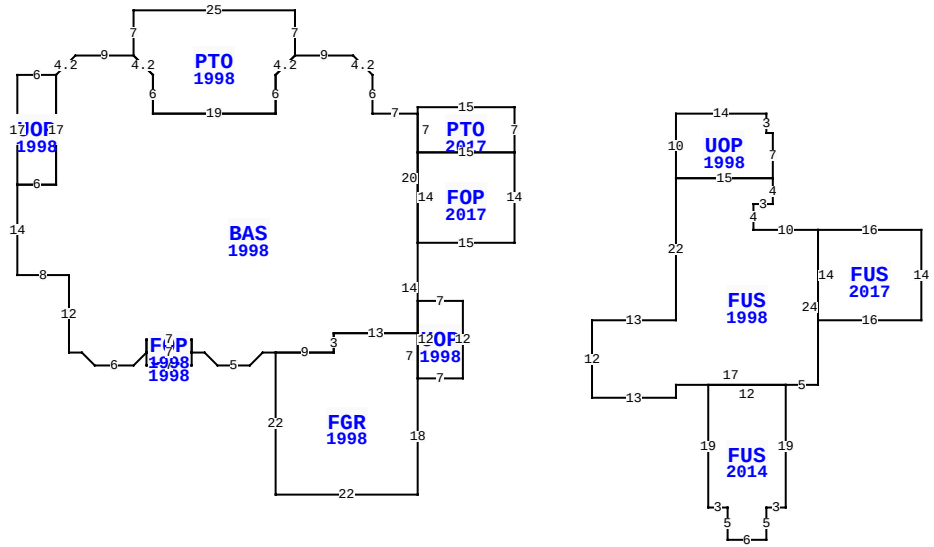
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,361	100	1998	2,361	424,661
FGR	523	55	1998	288	51,801
FOP	14	30	1998	4	719
FOP	210	30	2017	63	11,331
FUS	792	100	1998	792	142,454
FUS	258	100	2014	258	46,405
FUS	224	100	2017	224	40,289
PTO	355	5	1998	18	3,238
PTO	105	5	2017	5	900
UOP	14	20	1998	3	540
TOTALS	5,189			4,082	734,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,082	130.0992	205.56	839,096	1998	1998	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2025 Heated Area: 3635 HX Base Yr 2025



** This building has 13 Sub-Areas

4653 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		734,209
TOTAL MARKET OB/XF VALUE		25,167
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,259,376
SOH/AGL Deduction		447,930
ASSESSED VALUE		811,446
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		760,724
TOTAL JUST VALUE		1,259,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,226,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633238	SUM KITCH	29,695	10/19/2016
B0618195	REPAIR/RRF	16,889	10/31/2006
B9805159	NEW CONSTR	148,000	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/666	4/15/2024	WD	Q	I	01	1,525,000
GRANTOR: HOPF FRANK JR & GAIL						
GRANTEE: WELSCH ERIC NICOLAD						
2003/1678	9/17/2015	WD	Q	I	01	815,000
GRANTOR: THOMPSON KEITH P & MA						
GRANTEE: HOPF FRANK JR & GAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W7 N6 U3 L3 W9 PTO=[YR=1998] N7 W25 S7 D3 R3 S6 E19 N6 R3 U3 $ D3 L3 S6 W19 N6 L3 U3 W9 D3 L3 UOP=[YR=1998] W6 S17E6 N17 $ S17 W6 S14 E8 S12 E2 D2 R2 E6 U2 R2 UOP=[YR=1998] S2 E7 N2 FOP=[YR=1998] N2 W7 S2 E7$ W7$ N2 E7 S2 E2 D2 R2 E5 U2 R2 E2 FGR=[YR=1998] S22 E22 N18 UOP=[YR=1998] E7N12 W7 S12 $ N7 W13 S3 W9$ E9 N3 E13 N14 FOP=[YR=2017] E15 N14 PTO=[YR=2017] N7 W15 S7 E15$ W15 S14$ N20$ PTR=E 40 UOP=[YR=1998] E14 S3 E1 S7 FUS=[YR=1998] S4 W3 S4 E10 FUS=[YR=2017] E16 S14 W16 N14$ S24 W5FUS=[YR=2014] S19W3 S5 W6 N5 W3 N19E12 $ W17 S2W13 N12 E13 N22 E15 $ W15 N10 $ W40 $.

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	1998	1998	3	80	1,600	
2	0858	SCULP CONC	0	100	0	0	1,323.00	SF	13.00	13.00	100	2002	2002	3	94	16,167	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2017	2017	3	74	7,400	

LAND DESCRIPTION

TOTAL OB/XF 25,167

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS