LOT 80
IN OR 2192/1
GOLFSIDE AT SUMMER BEACH #1

BORLAND SANDRA S/BORLAND BRADLEY L ET AL
4654 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

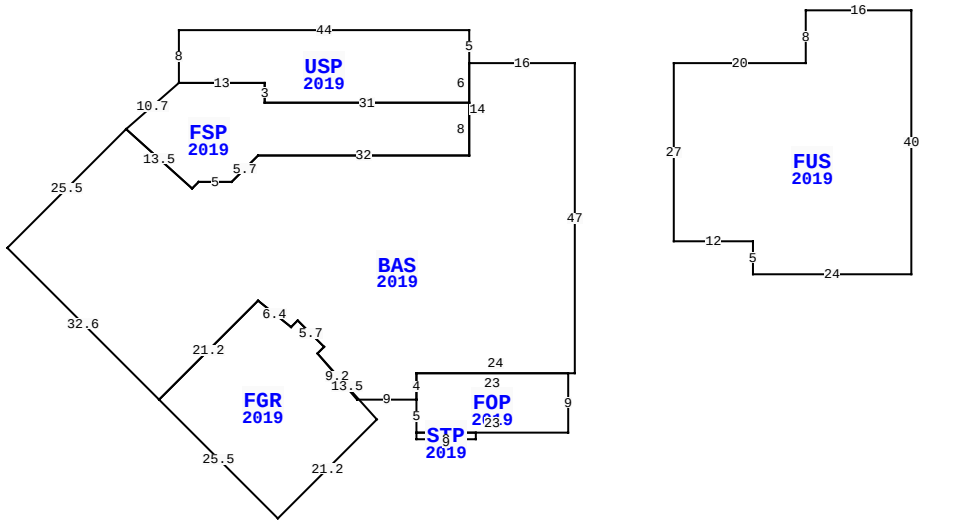
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,676	100	2019	2,676	466,854
FGR	559	55	2019	307	53,559
FOP	207	30	2019	62	10,816
FSP	489	40	2019	196	34,194
FUS	1,220	100	2019	1,220	212,840
STP	9	10	2019	1	174
USP	445	30	2019	134	23,378
TOTALS	5,605			4,596	801,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,596	112.6686	178.02	818,180	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2020 Heated Area: 3896 HX Base Yr 2020



4654 GENOA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		801,816
TOTAL MARKET OB/XF VALUE		21,198
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,323,014
SOH/AGL Deduction		423,660
ASSESSED VALUE		899,354
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		848,632
TOTAL JUST VALUE		1,323,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,286,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012840	CO ISSUED	0	12/18/2019
B1910815	SCRNENCL	13,770	10/14/2019
B1811182	NEW CONSTR	515,020	11/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2192/0001	4/14/2018	WD	Q	V	01	350,000
GRANTOR: FORD GREGORY L & SAND						
GRANTEE: BORLAND SANDRA S &						
1321/0069	5/31/2005	WD	Q	V		320,000
GRANTOR: WESTLAND M WARNER &						
GRANTEE: FORD GREGORY L & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 USP=[YR=2019] N5W44S8 FSP=[YR=2019] L8 D7 D9 R10 U1 R1 E5 U4 R4 E32 N8 W31 N3 W13$ E13 S3 E31 N6$ S14 W32 D4 L4 W5 D1 L1 U9 L10 L18 D18 D23 R23 FGR=[YR=2019] D18 R18 U15 R15 U10 L9 R1 U1 U4 L4 D1 L1 U4 L5 L15 D15 $ U15 R15 R5 D4 U1 R1 R4 D4 L1 D1 R6 D7 E9 FOP=[YR=2019] S5 STP=[YR=2019] S1 E9 N1 W9$ E23 N9 W23 S4$ N4 E24 N47$ PTR=E15 FUS=[YR=2019] E20 N8 E16 S40 W24 N5 W12 N27$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0	100	0	0	1,054.00	SF	10.00	10.00	100	2019	2019	3	97	10,224	
3	0855	CONC PAVER	0	100	0	0	355.00	SF	10.00	10.00	100	2019	2019	3	97	3,444	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	82	4,100	

LAND DESCRIPTION

TOTAL OB/XF 21,198

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 12/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS