

SMITH GREGORY NEAL & PAULETTE
4656 GENOA DRIVE
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0081-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																					
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																		
Exterior Wall	14	WD SHINGLE 100				0900	11	5,068	128.9150	170.17	862,422	2002	2007	0	0	0	8.50	91.50	VALUATION BY STANDARD																																		
Roof Structur	08	IRREGULAR 100				1 SNGL FAM - 100% - 2003												Heated Area: 4317												HX Base Yr 2003																							
Roof Cover	03	COMP SHNGL 100																												Tax Group: 8												Tax Dist:											
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE												789,116											
Interior Floo	12	HARDWOOD 60																												TOTAL MARKET OB/XF VALUE												45,652											
Interior Floo	14	CARPET 40																												TOTAL LAND VALUE - MARKET												500,000											
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE												1,334,768											
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction												483,178											
Bedrooms		4 100																												ASSESSED VALUE												851,590											
Bathrooms		5 100																												TOTAL EXEMPTION VALUE												HX HB 50,722											
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE												800,868											
Stories		2. 100																												TOTAL JUST VALUE												1,334,768											
Units		0 100																												NCON VALUE												0											
																														INCOME VALUE																							
																														PREVIOUS YEAR MKT VALUE												1,298,143											
Quality	01	Quality Level 01																																																			
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	2,613	100	2002	2,613	406,858																																																
DCK	24	10	2002	2	311																																																
FCP	178	25	2002	44	6,851																																																
FGR	707	55	2002	389	60,569																																																
FOP	206	30	2002	62	9,654																																																
FSP	285	40	2002	114	17,750																																																
FUS	1,704	100	2002	1,704	265,323																																																
UOP	699	20	2002	140	21,799																																																
TOTALS	6,416			5,068	789,116																																																
EXTRA FEATURES						4656 GENOA DR, FERNANDINA BEACH												BLD DATE												LGL DATE												03/26/2024 MLU											
																		XF DATE												LAND DATE																							
																		INC DATE												AG DATE																							
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	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	5,950																																						
2	0858	SCULP CONC	0 100	0	0	1,577.00	SF	13.00	13.00	100	2002	2002	3	94	19,271																																						
3	0462	ST/AL FNC	0 100	0	0	1,176.00	SF	10.00	10.00	100	2002	2002	3	29	3,410																																						
4	0855	CONC PAVR	0 100	0	0	942.00	SF	10.00	10.00	100	2002	2002	3	80	7,536																																						
5	0810	CONCRETE A	0 100	7	3	21.00	SF	6.50	6.50	100	2002	2002	3	80	109																																						
6	0825	BRICK	0 100	0	0	63.00	SF	12.50	12.50	100	2002	2002	3	94	740																																						
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200																																						
8	0861	POOL GUNIT	0 100	0	0	311.00	SF	85.00	85.00	100	2002	2002	3	27	7,137																																						
9	1075	TRELLIS G	0 100	16	8	128.00	SF	35.00	35.00	100	2002	2002	3	29	1,299																																						
LAND DESCRIPTION						TOTAL OB/XF												45,652																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000																																				