

LOT 82
IN OR 1865/509
GOLF SIDE AT SUMMER BEACH #1

MEISTER JAMES RICHARD TRUSTEE
4658 GENOA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0082-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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		

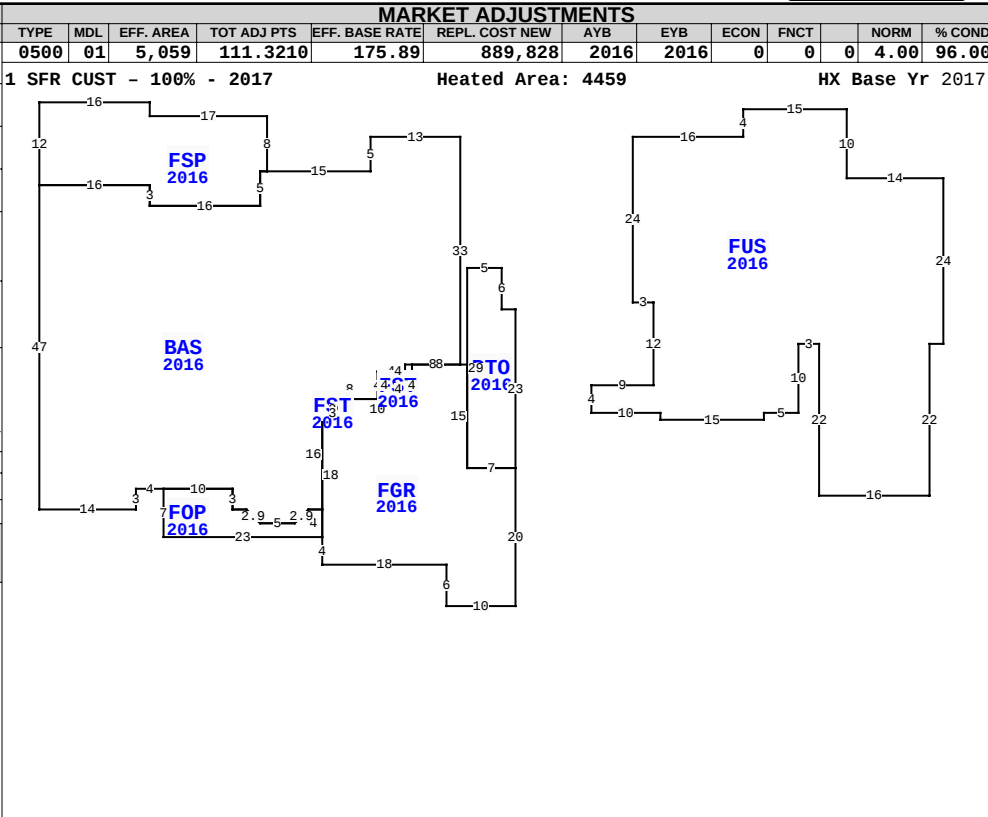
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,538	100	2016	2,538	428,553
FGR	696	55	2016	383	64,671
FOP	108	30	2016	32	5,403
FSP	408	40	2016	163	27,523
FST	6	55	2016	3	507
FST	16	55	2016	9	1,520
FUS	1,921	100	2016	1,921	324,370
PTO	191	5	2016	10	1,689

TOTALS	5,884			5,059	854,235
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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	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	987.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	130.00	SF	10.00
4	0855	CONC PAVER	0	100	0	0	150.00	SF	10.00
5	1076	TRELLIS A	0	100	18	4	72.00	SF	7.50
6	1076	TRELLIS A	0	100	9	3	27.00	SF	7.50

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	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/14/2021 BY KBA



4658 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	987.00	SF	10.00	10.00	100	2016	2016	3	95	9,377	
3	0855	CONC PAVER	0	100	0	0	130.00	SF	10.00	10.00	100	2016	2016	3	95	1,235	
4	0855	CONC PAVER	0	100	0	0	150.00	SF	10.00	10.00	100	2016	2016	3	95	1,425	
5	1076	TRELLIS A	0	100	18	4	72.00	SF	7.50	7.50	100	2016	2016	3	78	421	
6	1076	TRELLIS A	0	100	9	3	27.00	SF	7.50	7.50	100	2016	2016	3	78	158	

TOTAL OB/XF															14,556		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE		ADJ UNIT PRICE		L VA				
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00		500,000.00						

Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										854,235	
TOTAL MARKET OB/XF VALUE										14,556	
TOTAL LAND VALUE - MARKET										500,000	
TOTAL MARKET VALUE										1,368,791	
SOH/AGL Deduction										466,187	
ASSESSED VALUE										902,604	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										851,882	
TOTAL JUST VALUE										1,368,791	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										1,329,890	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530808	CO ISSUED	0	07/29/2016
B1530808	NEW CONSTR	516,852	07/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1865/0509	6/26/2013	WD	Q	V	02	260,000	
GRANTOR: BERGMANN THOMAS C & L							
GRANTEE: MEISTER JAMES RICHARD							
0508/0333	1/14/1987	WD	Q	V		51,800	
GRANTOR: SUMMER BCH AMENITIES							
GRANTEE: BERGMANN THOMAS C &							

BUILDING NOTES									
BAS=[YR=2016] W13 S5 W15 FSP=[YR=2016] N8 W17 N2 W16 S12 E16 S3 E16 N5 E1\$ W1 S5 W16 N3 W16 S47 E14 N3 E4 FOP=[YR=2016] S7 E23 FGR=[YR=2016] S4 E18 S6 E10 N20 PTO=[YR=2016] N23 W2 N6 W5 S29 E7\$ W7 N15 W8 S1 FST=[YR=2016] W4 S4 E4 N4\$ S4 W10 FST=[YR=2016] W3 S2 E3 N2\$ S2 W3 S18 \$ N4 W2 D2 L2 W5 U2 L2 W2 N3 W10\$ E10 S3 E2 R2 D2 E5 U2 R2 E2 N16 E8 N4 E4 N1 E8 N33\$ PTR=E25 FUS=[YR=2016] E16 N4 E15 S10 E14 S24 W2 S22 W16 N22 W3 S10 W5 S1 W15 N1 W10 N4 E9 N12 W3 N24\$ W25\$.									