LOT 85 & PT SECT 12-2N-28
IN OR 840/532
GOLFSIDE AT SUMMER BEACH #1

KAWATA REVOCABLE LIVING TRUST/KUNZELMANN EMILY TRU
P O BOX 15333
FERNANDINA BEACH, FL 32035-3106

2025

00-SB-30-065A-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

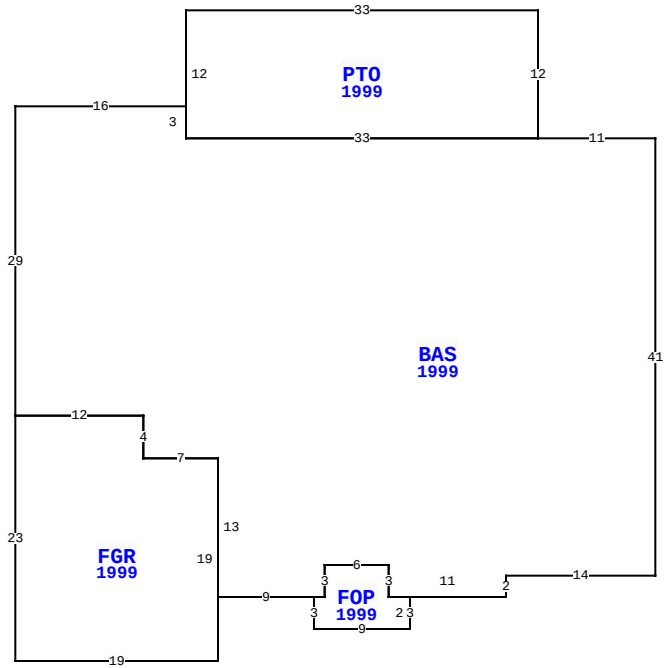
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,287	100	1999	2,287	382,455
FGR	409	55	1999	225	37,627
FOP	45	30	1999	14	2,342
PTO	396	5	1999	20	3,344
TOTALS	3,137			2,546	425,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,546	120.9600	191.12	486,592	1999	1999	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2000 Heated Area: 2287 HX Base Yr 2000



4680 GENOA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		425,768
TOTAL MARKET OB/XF VALUE		14,136
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		939,904
SOH/AGL Deduction		390,948
ASSESSED VALUE		548,956
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		498,234
TOTAL JUST VALUE		939,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		921,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805480	NEW CONSTR	138,000	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0840/0532	7/08/1998	WD	U	V	07	100
GRANTOR: BOSSOW GREGORY A & RO						
GRANTEE: KUNZELMANN EMILY TR						
0837/0228	6/10/1998	WD	Q	V		125,000
GRANTOR: BOSSOW GREGORY & ROSE						
GRANTEE: KAWATA E REVOCABLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W11 PTO=[YR=1999] N12 W33 S12 E33 $ W33 N3 W16 S29 FGR=[YR=1999] S23 E19 N19 W7 N4 W12 $ E12 S4 E7 S13 E9 FOP=[YR=1999] S3 E9 N3 W2 N3 W6 S3 W1 $ E1 N3 E6 S3 E11 N2 E14 N41 $.

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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	2,212.00	SF	6.50	6.50	100	1999	1999	3	75	10,784	
3	0810	CONCRETE A	0	100	10	6	60.00	SF	6.50	6.50	100	1999	1999	3	75	293	
4	0810	CONCRETE A	0	100	0	0	46.00	SF	6.50	6.50	100	1999	1999	3	75	224	

LAND DESCRIPTION

TOTAL OB/XF 14,136

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