

LOT 88 & PT SECT 13-2N-28
IN OR 2153/1926
GOLFSIDE AT SUMMER BEACH #1

MATHE DAVID L & MARGARET L L/E/
4708 GENOA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0088-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	12	HARDWOOD 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
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	284	100	1994	284	44,423
BAS	2,014	100	1994	2,014	315,024
FGR	513	55	1994	282	44,110
FGR	323	55	2021	178	27,843
FOP	443	30	1994	133	20,804
TOTALS	3,577			2,891	452,202

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,891	116.4660	184.02	532,002	1994	1994	0	0	0 15.00	85.00

1 SFR CUST - 100% - 2012

Heated Area: 2298

HX Base Yr 2012

The floor plan diagram shows a building layout with the following rooms and dimensions:

- BAS 1994** (top left): 50' x 30'
- FOP 1994** (center): 11' x 6'
- FGR 1994** (bottom left): 30' x 21'
- BAS 1994** (bottom center): 6' x 4'
- FGR 2021** (bottom right): 17' x 19'

Other dimensions and connections include:

- Top wall: 50'
- Right wall: 30'
- Bottom wall: 21'
- Internal walls: 8', 9', 16', 13', 3', 17', 4', 11', 12', 4', 17', 15', 11', 7', 17', 19', 13', 20', 50', 20', 7', 4', 6', 4', 11', 6', 4', 3', 6', 4', 11', 12', 4', 17', 19', 13', 20', 50', 20', 7', 4', 6', 4', 11', 6', 4', 3', 6', 4', 11', 12', 4', 17', 19', 13', 20', 50', 20', 7', 4', 6', 4', 11', 6', 4', 3', 6', 4', 11', 12', 4', 17', 19', 13', 20', 50', 20', 7', 4', 6', 4', 11', 6', 4', 3', 6', 4', 11', 12', 4', 17', 19', 13', 20', 50', 20', 7', 4', 6', 4', 11', 6', 4', 3', 6', 4', 11', 12', 4', 17', 19', 13', 20', 50', 20', 7', 4', 6', 4', 11', 6', 4', 3', 6', 4', 11', 12', 4', 17', 19', 13', 20', 50', 20', 7', 4', 6', 4', 11', 6', 4', 3', 6', 4', 11', 12', 4', 17', 19', 13', 20', 50', 20', 7', 4', 6', 4', 11', 6', 4', 3', 6', 4', 11', 12', 4', 17', 19', 13', 20', 50', 20', 7', 4', 6', 4', 11', 6', 4', 3', 6', 4', 11', 12', 4', 17', 19', 13', 20', 50', 20', 7', 4', 6', 4', 11', 6', 4', 3', 6', 4', 11', 12', 4', 17', 19', 13', 20', 50', 20', 7', 4', 6', 4', 11', 6', 4', 3', 6', 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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		8										
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																				
																							VALUATION BY										STANDARD									
																							Tax Group: 8										Tax Dist:									
																							BUILDING MARKET VALUE										452,202									
																							TOTAL MARKET OB/XF VALUE										47,435									
																							TOTAL LAND VALUE - MARKET										500,000									
																							TOTAL MARKET VALUE										999,637									
																							SOH/AGL Deduction										352,767									
																							ASSESSED VALUE										646,870									
																							TOTAL EXEMPTION VALUE										HX HB 50,722									
																							BASE TAXABLE VALUE										596,148									
																							TOTAL JUST VALUE										999,637									
																							NCON VALUE										0									
																							INCOME VALUE																			
																							PREVIOUS YEAR MKT VALUE										980,771									