

LOT 91 & PT SEC 13-2N-28
IN OR 2593/304
GOLFSIDE AT SUMMER BEACH #1

CREWS RONALD M & REBECCA H L/E/
4726 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0091-0000



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	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	1,403	100	1993	1,403	196,966
FGR	551	55	1993	303	42,538
FOP	334	30	1993	100	14,039
FST	15	55	1993	8	1,123
FST	54	55	1993	30	4,212
FUS	1,321	100	1993	1,321	185,454
UOP	48	20	1993	10	1,404
TOTALS	3,726			3,175	445,736

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,169.00	SF	4.00	4.00	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	1242	WD DECK A	0	100	0	0	498.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	3,175	105.7770	167.13	530,638	1992	1992	0	0	0	16.00	84.00	
1 SFR CUST - 100% - 1996 Heated Area: 2724 HX Base Yr 1996													

4726 GENOA DR, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	03/26/2024
										INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		445,736	
TOTAL MARKET OB/XF VALUE		5,295	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		951,031	
SOH/AGL Deduction		567,695	
ASSESSED VALUE		383,336	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		332,614	
TOTAL JUST VALUE		951,031	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		931,121	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1708706	WINDOWS	6,966	10/03/2017
R1313457	REPAIR/RRF	8,300	05/01/2013
7994	NEW CONSTR	102,600	04/10/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2593/0304	9/27/2022	LE U	I	11		100	
GRANTOR: CREWS RONALD M & REBE							
GRANTEE: BARONE JULIE CREWS							
0735/0064	7/27/1995	WD Q	I			298,000	
GRANTOR: EDWARDS DAVID & ELLEN							
GRANTEE: CREWS RONALD & REBE							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FST=[YR=1993] W9 BAS=[YR=1993] W20 N2 W9 S2 W3 N4 W15 S4 W12 S31 FOP=[YR=1993] S8 E40 N8 W13 N1 W14 S1 W13 \$ E13 N1 E14 S1 E13 N25 E11 FST=[YR=1993] E5 N3 W5 S3 \$ N3 E5 S3 E3 N6 \$ S6 FGR=[YR=1993] W19 S19 E9 S1 E19 N20 W9 \$ E9 N6 \$ PTR= E15 FUS=[YR=1993] E13 S15 E15 N15 E1 UOP=[YR=1993] N4 E12 S4 W12 \$ E12 S6 E10 N6 E17 S13 W3 S7 W14 N1 W10 S12 W13 N10 W3 N2 W12 S12 W13 N31 \$ W15 \$.											