LOT 69
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

KELLEY WILLIAM M A/B TRUST/KELLEY LEILA M SUCCESSO
217 SOUTH HUNTERSVILLE RD
BATESVILLE, IN 47006

**2026**

**00-SB-30-065A-0069-0000**

## 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 | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

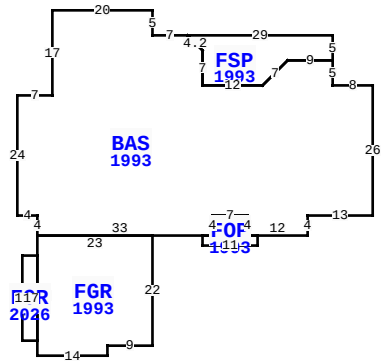
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3019.00 | | |

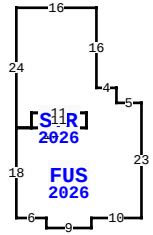
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,473 | 100 | 1993 | 2,473 | 463,872 |
| FGR | 534 | 55 | 1993 | 294 | 55,147 |
| FGR | 51 | 55 | 2026 | 28 | 5,252 |
| FOP | 50 | 30 | 1993 | 15 | 2,814 |
| FSP | 207 | 40 | 1993 | 83 | 15,569 |
| FUS | 876 | 100 | 2026 | 876 | 164,315 |
| STR | 33 | 10 | 2026 | 3 | 562 |
| TOTALS | 4,224 | | | 3,772 | 707,531 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,772 | 131.3928 | 218.11 | 822,711 | 1992 | 1997 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SFR CUST 0% - 0 Heated Area: 3349 HX Base Yr




4721 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 | 707,531 |
| TOTAL MARKET OB/XF VALUE | 2,380 |
| TOTAL LAND VALUE - MARKET | 500,000 |
| TOTAL MARKET VALUE | 1,209,911 |
| SOH/AGL Deduction | 97,767 |
| ASSESSED VALUE | 1,112,144 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,144 |
| TOTAL JUST VALUE | 1,209,911 |
| NCON VALUE | 136,091 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 953,873 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B250001138 | ADD 965 SQ FT | 250,000 | 02/03/2025 |
| 7740 | NEW CONSTR | 98,332 | 12/26/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2794/862 | 6/10/2025 | QC | U | I | 11 | 100 |
| GRANTOR: KELLEY LEILA M | | | | | | |
| GRANTEE: KELLEY WILLIAM M A/ | | | | | | |
| 2794/810 | 6/10/2025 | QC | U | I | 11 | 100 |
| GRANTOR: KELLEY LEILA M SPECIA | | | | | | |
| GRANTEE: KELLEY LEILA M | | | | | | |

## BUILDING NOTES

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 68 | 2,380 | |

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W8 N5 W9 D5L5 W12 N7 U3L3 W7 N5 W20 S17 W7 S24 E4 S4 E33 E2 N4 E7 S4 E12 N4 E13 N26 $
FGR=[YR=1993;ORIG=-67,30] S24 E14 N2 E9 N22 W23 $
FSP=[YR=1993;ORIG=-8,-5] N5 W29 D3R3 S7 E12 U5R5 E9 $
FGR=[YR=2026;ORIG=-67,51] W3 N17 E3 S17 $
FOP=[YR=1993;ORIG=-34,30] S2 E11 N2 W2 N4 W7 S4 W2 $
FUS=[YR=2026;ORIG=-70,71] S24 E3 N3 E11 S3 W14 S18 E6 S2 E9 N2 E10 N23 W5 N3 W4 N16 W16 $
STR=[YR=2026;ORIG=-67,92] E11 S3 W11 N3 $
.

## LAND DESCRIPTION

TOTAL OB/XF 2,380

| 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 500,000.00 | 500,000.00 | 500,000 | | | | | | | |

REVIEW DATE 02/06/2026 BY HS Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/09/2026 BY SYS