

LOT 71
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

MCMANUS JAMES W & RUTH K L/E/
4709 GENOA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0071-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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	2,488	100	1993	2,488	479,193
BAS	242	100	2010	242	46,610
FGR	498	55	1993	274	52,773
FOP	26	30	1993	8	1,541
FOP	45	30	1993	14	2,696
FST	45	55	1993	25	4,815
FUS	923	100	1993	923	177,772
STP	8	10	1993	1	193
STP	22	10	2010	2	385

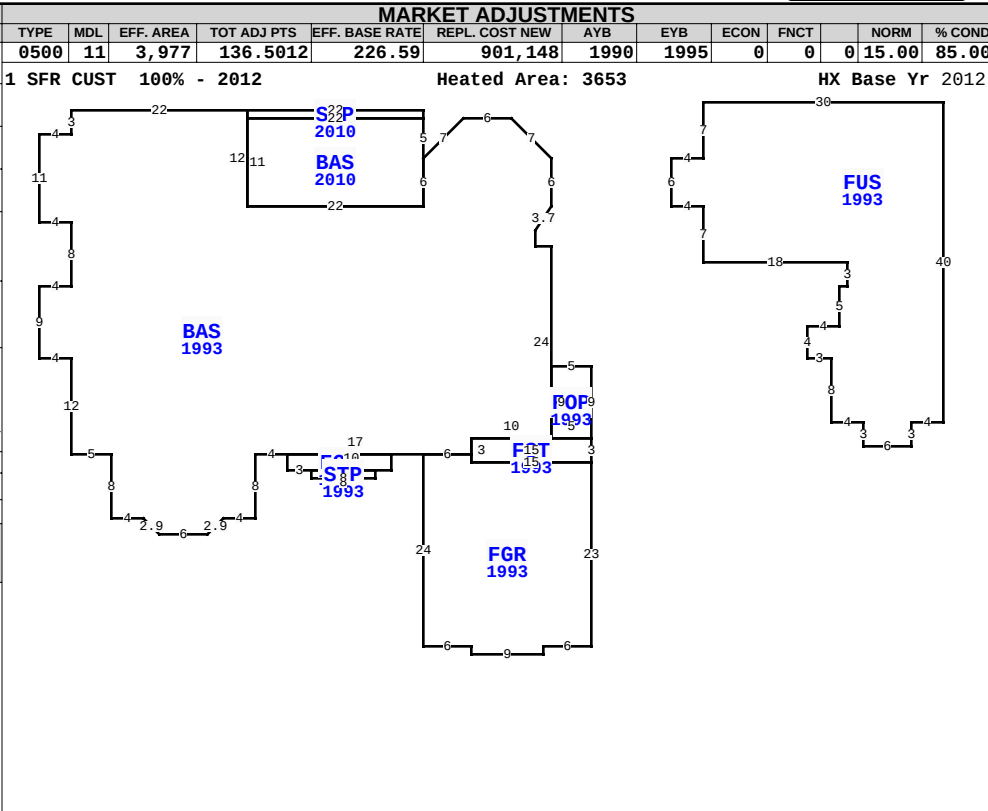
TOTALS 4,297 3,977 765,976

EXTRA FEATURES

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	1990	1990	3	64	1,280	

LAND DESCRIPTION			TOTAL OB/XF 1,280													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 01/01/2023 BY CD



4709 GENOA DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 1,280																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

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 BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		765,976
TOTAL MARKET OB/XF VALUE		1,280
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,267,256
SOH/AGL Deduction		563,616
ASSESSED VALUE		703,640
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		652,229
TOTAL JUST VALUE		1,267,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,099,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6062	NEW CONSTR	133,478	10/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2830/46	11/19/2025	LE U	I	I	11	100

GRANTOR: MCMANUS JAMES W & RUT

GRANTEE: YORK ANGELA RUTH

1725/0542 2/11/2011 WD Q I 02 665,000

GRANTOR: TABER FRANCES W

GRANTEE: MCMANUS JAMES W & R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] U5 L5 W6 D5 L5 BAS=[YR=2010] N5
STP=[YR=2010] N1 W22 S1 E22\$ W22 S11 E22 N6\$ S6 W22 N12 W22
S3 W4 S11 E4 S8 W4 S9 E4 S12 E5 S8 E4 D2 R2 E6 U2 R2 E4
N8 E4 FOP=[YR=1993] S2 E3 STP=[YR=1993] S1 E8 N1 W8\$ E10 N2
W13\$ E17 FGR=[YR=1993] S24 E6 S1 E9 N1 E6 N23 FST=[YR=1993]
N3 FOP=[YR=1993] N9 W5 S9 E5 \$ W15 S3 E15 \$ W15 N1 W6 \$ E6
N2 E10 N24 W2 N2 U3 R2 N6\$ PTR= E15 FUS=[YR=1993] E4 N7 E30
S40 W4 S3 W6 N3 W4 N8 W3 N4 E4 N5 E1 N3 W18 N7 W4N6 \$ W15 \$.

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