

LOT 73
GOLFSEIDE AT SUMMER BEACH #1
PB 5/114-118

PETTIGREW SUSAN C
4689 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0073-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
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

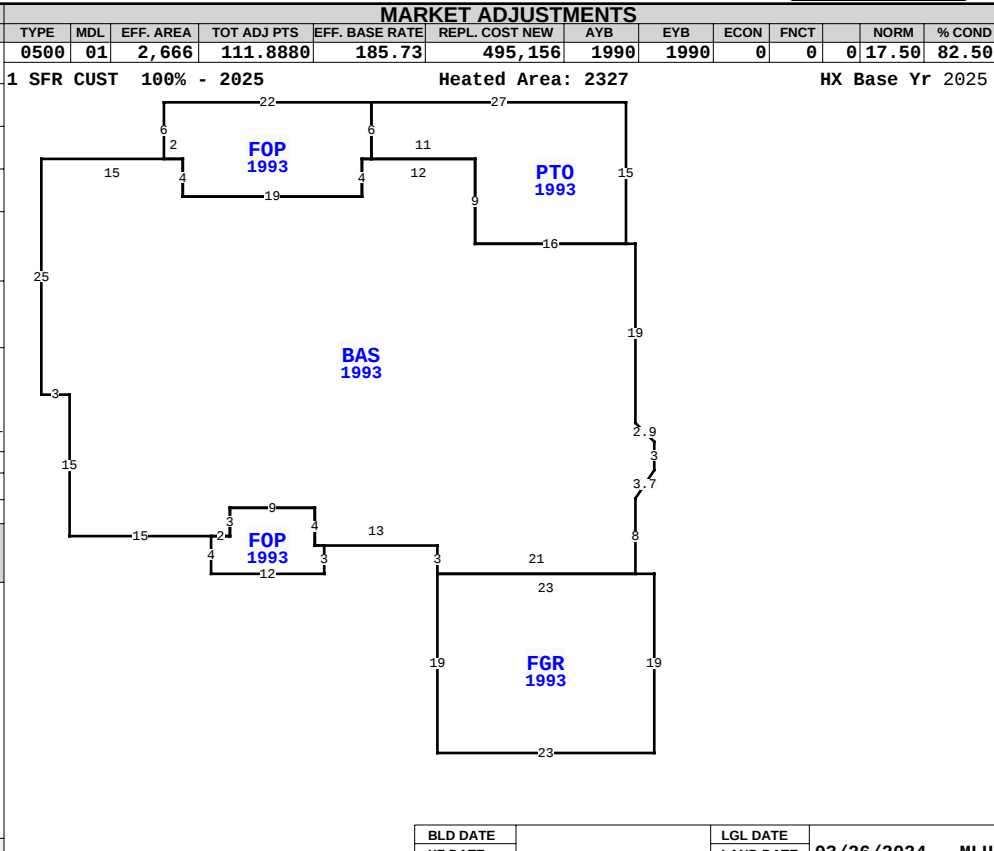
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	2,327	100	1993	2,327	356,560
FGR	437	55	1993	240	36,774
FOP	74	30	1993	22	3,371
FOP	208	30	1993	62	9,500
PTO	306	5	1993	15	2,298
TOTALS	3,352			2,666	408,504

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	408,504		
TOTAL MARKET OB/XF VALUE	2,240		
TOTAL LAND VALUE - MARKET	500,000		
TOTAL MARKET VALUE	910,744		
SOH/AGL Deduction	420,320		
ASSESSED VALUE	490,424		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	439,013		
TOTAL JUST VALUE	910,744		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	897,109		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6096	NEW CONSTR	168,890	11/02/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2694/880	2/14/2024	WD	Q	I	01
GRANTOR: DEAN LEONARD M					
GRANTEE: PETTIGREW SUSAN C					
1411/1710	5/12/2006	WD	Q	I	
GRANTOR: MACPHAIL PRISCILLA					
GRANTEE: MARCUS LEONARD & TE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 PTO=[YR=1993] N15 W27 FOP=[YR=1993] W22 S6 E2 S4 E19 N4 E1 N6 \$ S6 E11 S9 E16 \$ W16 N9 W12 S4 W19 N4 W15 S25 E3 S15 E15 FOP=[YR=1993] S4 E12 N3 W1 N4 W9 S3 W2 \$ E2 N3 E9 S4 E13 S3 FGR=[YR=1993] S19 E23 N19 W23 \$ E21 N8 R2 U3 N3 L2 U2 N19 \$.									