

LOT 82
IN OR 1865/509
GOLF SIDE AT SUMMER BEACH #1

MEISTER JAMES RICHARD TRUSTEE
4658 GENOA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0082-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	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		

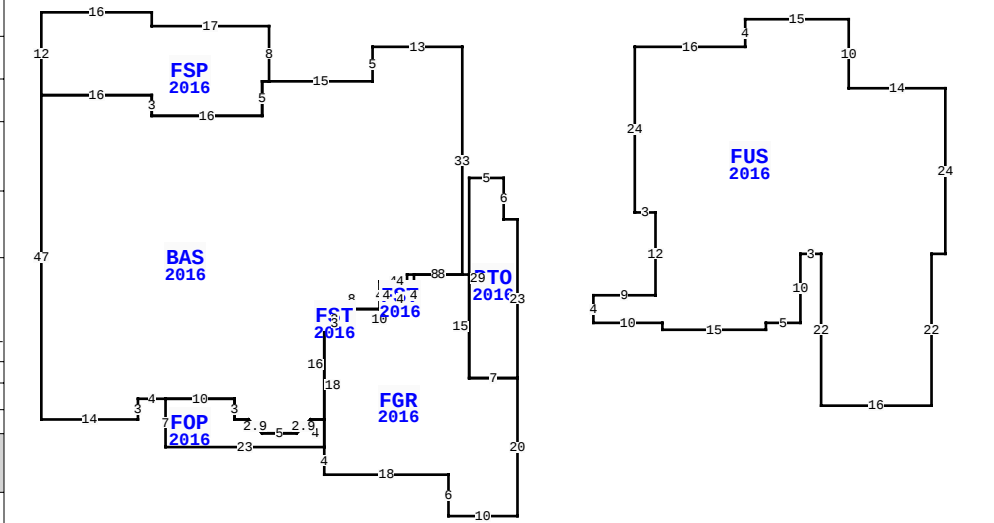
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,538	100	2016	2,538	563,071
FGR	696	55	2016	383	84,971
FOP	108	30	2016	32	7,099
FSP	408	40	2016	163	36,163
FST	6	55	2016	3	666
FST	16	55	2016	9	1,997
FUS	1,921	100	2016	1,921	426,186
PTO	191	5	2016	10	2,218

TOTALS	5,884			5,059	1,122,369
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
5	1076	TRELLIS A	0	100	18	4	SF	7.50	7.50
6	1076	TRELLIS A	0	100	9	3	SF	7.50	7.50

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	5,059	139.9464	232.31	1,175,256	2016	2016	0	0	4.50	95.50
1 SFR CUST			100% - 2017			Heated Area: 4459			HX Base Yr 2017		



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024
INC DATE		AG DATE	MLU

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	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	96	1,920	
5	1076	TRELLIS A	0	100	18	4	SF	7.50	7.50	100	2016	2016	3	95	513	
6	1076	TRELLIS A	0	100	9	3	SF	7.50	7.50	100	2016	2016	3	95	192	

TOTAL OB/XF										2,625						
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE		1,122,369			
TOTAL MARKET OB/XF VALUE		2,625			
TOTAL LAND VALUE - MARKET		500,000			
TOTAL MARKET VALUE		1,624,994			
SOH/AGL Deduction		698,020			
ASSESSED VALUE		926,974			
TOTAL EXEMPTION VALUE		51,411			HX HB
BASE TAXABLE VALUE		875,563			
TOTAL JUST VALUE		1,624,994			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,368,791			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530808	CO ISSUED	0	07/29/2016
B1530808	NEW CONSTR	516,852	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1865/0509	6/26/2013	WD Q	Q	V	02	260,000
GRANTOR: BERGMANN THOMAS C & L						
GRANTEE: MEISTER JAMES RICHARD						
0508/0333	1/14/1987	WD Q	Q	V		51,800
GRANTOR: SUMMER BCH AMENITIES						
GRANTEE: BERGMANN THOMAS C &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W13 S5 W15 FSP=[YR=2016] N8 W17 N2 W16 S12 E16 S3 E16 N5 E1\$ W1 S5 W16 N3 W16 S47 E14 N3 E4 FOP=[YR=2016] S7 E23 FGR=[YR=2016] S4 E18 S6 E10 N20 PTO=[YR=2016] N23 W2 N6 W5 S29 E7\$ W7 N15 W8 S1 FST=[YR=2016] W4 S4 E4 N4\$ S4 W10 FST=[YR=2016] W3 S2 E3 N2\$ S2 W3 S18 \$ N4 W2 D2 L2 W5 U2 L2 W2 N3 W10\$ E10 S3 E2 R2 D2 E5 U2 R2 E2 N16 E8 N4 E4 N1 E8 N33\$ PTR=E25 FUS=[YR=2016] E16 N4 E15 S10 E14 S24 W2 S22 W16 N22 W3 S10 W5 S1 W15 N1 W10 N4 E9 N12 W3 N24\$ W25\$.									