LOT 83
IN OR 1804/34
GOLFSIDE AT SUMMER BEACH #1

REESE BRADLEY D & LISA I
4662 GENOA DR
FERNANDINA BEACH, FL 32034

**2026**

**00-SB-30-065A-0083-0000**

## BUILDING CHARACTERISTICS

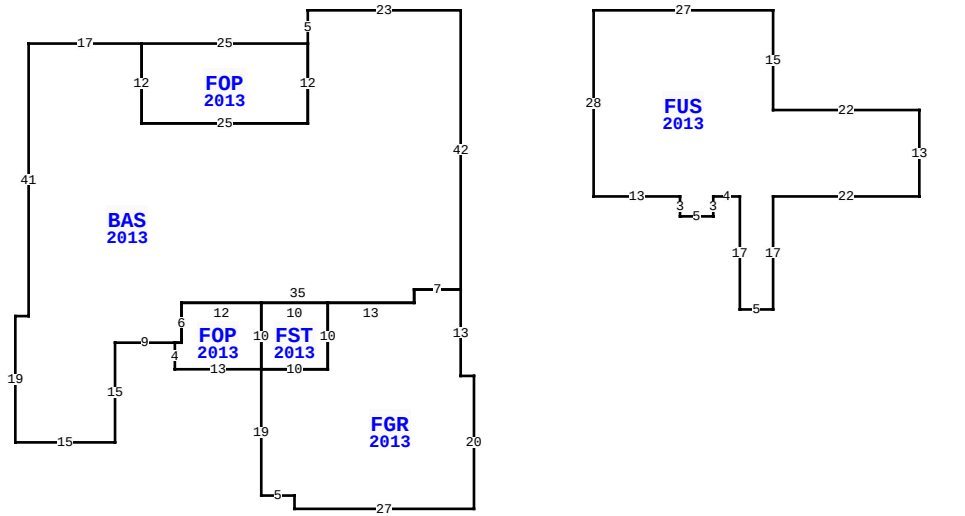
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 80 |
| Exterior Wall | 21 | STONE 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3.5 100 |
| 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 | 2,707 | 100 | 2013 | 2,707 | 550,410 |
| FGR | 874 | 55 | 2013 | 481 | 97,801 |
| FOP | 124 | 30 | 2013 | 37 | 7,523 |
| FOP | 300 | 30 | 2013 | 90 | 18,299 |
| FST | 100 | 55 | 2013 | 55 | 11,183 |
| FUS | 1,142 | 100 | 2013 | 1,142 | 232,200 |
| TOTALS | 5,247 | | | 4,512 | 917,417 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 4,512 | 129.7534 | 215.39 | 971,840 | 2013 | 2013 | 0 | 0 | 0 | 5.60 | 94.40 |

1 SFR CUST 100% - 2014 Heated Area: 3849 HX Base Yr 2014




4662 GENOA DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 917,417 |
| TOTAL MARKET OB/XF VALUE | | 3,907 |
| TOTAL LAND VALUE - MARKET | | 500,000 |
| TOTAL MARKET VALUE | | 1,421,324 |
| SOH/AGL Deduction | | 583,947 |
| ASSESSED VALUE | | 837,377 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 785,966 |
| TOTAL JUST VALUE | | 1,421,324 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,247,336 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1226558 | CO ISSUED | 0 | 08/12/2013 |
| M1317849 | H/AC | 5,272 | 01/01/2013 |
| E1225568 | NEW CONSTR | 0 | 11/01/2012 |
| P1216224 | REMODEL | 0 | 11/01/2012 |
| B1226558 | NEW CONSTR | 455,814 | 10/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1804/0034 | 7/20/2012 | WD | Q | V | 02 | 275,000 |
| GRANTOR: HASBROOK ROY D & MELI | | | | | | |
| GRANTEE: REESE BRADLEY D & L | | | | | | |
| 1561/0774 | 4/16/2008 | WD | Q | V | | 330,000 |
| GRANTOR: STOUT ROY G & EVELYN | | | | | | |
| GRANTEE: HASBROOK ROY D & ME | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W23 S5 FOP=[YR=2013] W25 S12 E25 N12$ S12 W25 N12 W17 S41 W2 S19 E15 N15 E9 FOP=[YR=2013] S4 E13 FGR=[YR=2013] S19 E5 S2 E27 N20 W2 N13 W7 S2 W13 FST=[YR=2013] W10 S10 E10 N10$ S10 W10$ N10 W12 S6 W1$ E1 N6 E35 N2 E7 N42$ PTR=E20 FUS=[YR=2013] E27 S15 E22 S13 W22 S17 W5 N17 W4 S3 W5 N3 W13 N28$ W20$.

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2013 | 2013 | 3 | 94 | 1,880 | |
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2013 | 2013 | 3 | 94 | 1,880 | |
| 8 | 1126 | CB/STC 8" | 0 | 100 | 4 | 0 | 20.00 | SF | 8.00 | 8.00 | 100 | 2013 | 2013 | 3 | 92 | 147 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,907

| 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 | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 500,000.00 | 500,000.00 | 500,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/09/2026 BY SYS