

MCCLANE JOHN W III & LINDA K JOINT LIVING TRUST/MC
4674 GENOA DR
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0084-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		8	
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					492,108				
TOTAL MARKET OB/XF VALUE					1,515				
TOTAL LAND VALUE - MARKET					500,000				
TOTAL MARKET VALUE					993,623				
SOH/AGL Deduction					592,687				
ASSESSED VALUE					400,936				
TOTAL EXEMPTION VALUE					HX HB		51,411		
BASE TAXABLE VALUE					349,525				
TOTAL JUST VALUE					993,623				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					975,869				
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
R1213207		REMODEL			17,000		11/01/2012		
5037		NEW CONSTR			95,585		07/15/1988		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2334/1530		1/22/2020		WD	U	I	11	100	
GRANTOR: MCCLANE JOHN W III &									
GRANTEE: JOHN W III & LINDA									
0528/1094		10/14/1987		WD	U	V		100	
GRANTOR: SUMMER BCH AMENITIES									
GRANTEE: MCCLANE JOHN W III									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W2 N11 W12 FOP=[YR=1993] N6 W25 S13 E25 N7\$ S7 W25 N13 W5 N2 W8 S2 W14 S20 E4 S10 W4 S11 E4 S9 E3 S8 FGR=[YR=1993] W3 S22 E26 N22W23\$ E20 N8 E5 STP=[YR=1993] E11 N2 W2 FOP=[YR=1993] N3 W2 N3 W7 S6E9 \$ W9 S2\$ N8 E7 S3 E15 N3 E10 N10 E2N15\$ PTR=E10 FUS=[YR=1993] E22 S10 W22 N10\$ W10\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
000,000									
Common: 500,000 PRINTED 07/09/2026 BY SYS									