LOT 86 & PT SECT 12 & 13-2N-28
IN OR 2670/329
GOLFSIDE AT SUMMER BEACH #1

RIEGLER SUSAN E REVOCABLE TRUST/RIEGLER SUSAN E TR
4686 GENOA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

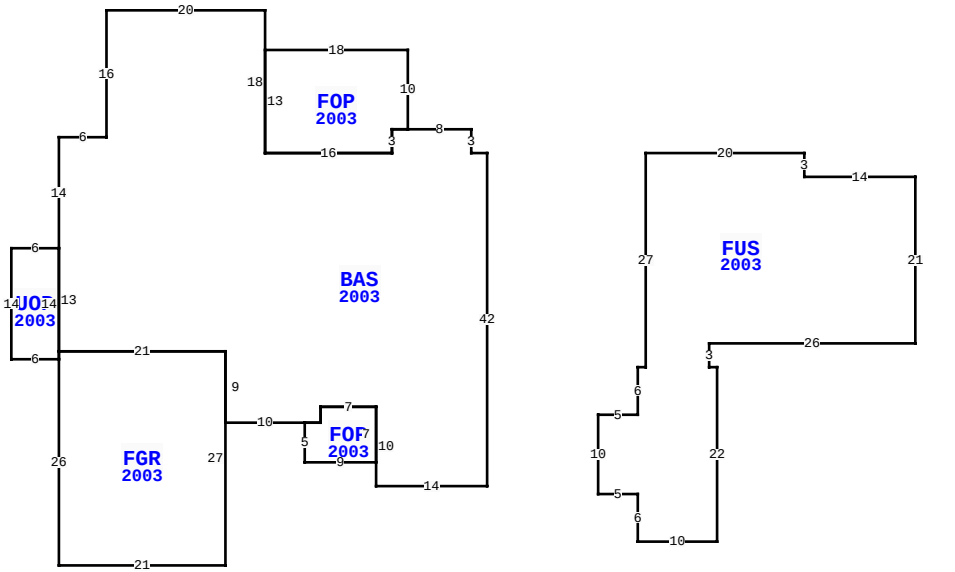
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,147	100	2003	2,147	423,936
FGR	567	55	2003	312	61,606
FOP	59	30	2003	18	3,554
FOP	228	30	2003	68	13,427
FUS	1,068	100	2003	1,068	210,882
UOP	84	20	2003	17	3,357
TOTALS	4,153			3,630	716,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,630	133.6500	221.86	805,352	2003	2003	0	0	0	11.00	89.00

1 SFR CUST 100% - 2004 Heated Area: 3215 HX Base Yr 2004



4686 GENOA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		716,763
TOTAL MARKET OB/XF VALUE		47,264
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,264,027
SOH/AGL Deduction		577,239
ASSESSED VALUE		686,788
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		630,377
TOTAL JUST VALUE		1,264,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,069,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318498	H/AC	0	07/01/2013
B0617348	SCRN ENCL	3,509	12/01/2006
B0516656	SWIM POOL	42,000	01/01/2005
B0210356	NEW CONSTR	298,725	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/329	9/26/2023	WD	U	I	11	100
GRANTOR: RIEGLER SUSAN E						
GRANTEE: RIEGLER SUSAN E REV						
2077/1793	10/18/2016	FJ	U	I	11	100
GRANTOR: REAMER JOSEPH RUSSELL						
GRANTEE: RIEGLER SUSAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W2 N3 W8 FOP=[YR=2003] N10 W18 S13 E16 N3 E2$
W2 S3 W16 N18 W20 S16 W6 S14 UOP=[YR=2003] W6 S14 E6
FGR=[YR=2003] S26 E21 N27 W21 S1$ N14$ S13 E21 S9 E10
FOP=[YR=2003] S5 E9 N7 W7 S2 W2$ E2 N2 E7 S10 E14 N42$
PTR=E20 FUS=[YR=2003] E20 S3 E14 S21 W26 S3 E1 S22 W10 N6 W5
N10 E5 N6 E1 N27$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
6	0910	SCRN RM L	0	100	0	0	568.00	SF	15.00	15.00	100	2005	2005	3	21	1,789	

LAND DESCRIPTION

TOTAL OB/XF 47,264

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