LOT 87 & PT SEC 12 & 13-2N-28
IN OR 1879/1276
GOLFSIDE AT SUMMER BEACH #1

MATISON FAMILY LIVING TRUST/MATISON JAMES DENNIS T
4704 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0087-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

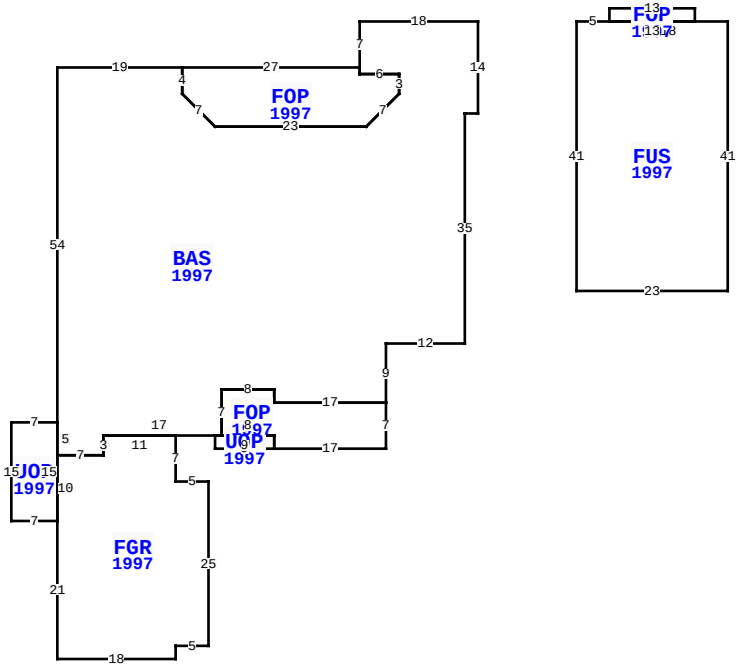
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	14	WD SHINGLE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
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	3,058	100	1997	3,058	387,382
FGR	716	55	1997	394	49,912
FOP	26	30	1997	8	1,013
FOP	175	30	1997	52	6,587
FOP	266	30	1997	80	10,134
FUS	943	100	1997	943	119,458
UOP	18	20	1997	4	507
UOP	105	20	1997	21	2,660
TOTALS	5,307			4,560	577,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,560	113.3532	157.56	718,474	1997	1997	0	0	0	19.60	80.40

1 SNGL FAM 100% - 2005 Heated Area: 4001 HX Base Yr 2005



4704 GENOA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		577,653
TOTAL MARKET OB/XF VALUE		67,725
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,145,378
SOH/AGL Deduction		424,459
ASSESSED VALUE		720,919
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		664,508
TOTAL JUST VALUE		1,145,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,110,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801748	SCRN ENCL	34,715	02/20/2018
B9804673	XFOB	6,900	02/01/1998
B9704552	XFOB	6,250	12/01/1997
B9704296	SWIM POOL	20,800	09/01/1997
B9703867	NEW CONSTR	300,000	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1879/1276	8/30/2013	QC	U	I	11	100
GRANTOR: MATISON JAMES D & MAR						
GRANTEE: MATISON FAMILY LIVI						
1278/0991	12/06/2004	WD	Q	I		765,000
GRANTOR: ANDERSON RONALD R & M						
GRANTEE: MATISON JAMES D & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 S7 FOP=[YR=1997] W27 S4 R5 D5 E23 U5 R5 N3 W6 N1 $ S1 E6 S3 L5 D5 W23 U5 L5 N4 W19 S54 UOP=[YR=1997] W7 S15 E7 FGR=[YR=1997] S21 E18 N2 E5 N25 W5 N7 W11 S3 W7 S10 $ N15 $ S5 E7 N3 E17 UOP=[YR=1997] S2 E9 N2 W9 $ E1 FOP=[YR=1997] E8 S2 E17 N7 W17 N2 W8 S7 $ N7 E8 S2 E17N9 E12 N35 E2 N14$ PTR= E15 FUS=[YR=1997] E5 FOP=[YR=1997] N2 E13 S2 W13 $ E18 S41 W23 N41 $ W15 $.

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	1997	1997	3	77	2,695	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	1997	1997	05	85	51,000	
9	0910	SCRN RM L	0	100	0	0	1,264.00	SF	15.00	15.00	100	2018	2018	3	74	14,030	

LAND DESCRIPTION

TOTAL OB/XF 67,725

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