

LOT 89 & PT SECT 13-2N-28
IN OR 2834 PG 1556
GOLFSIDE AT SUMMER BEACH #1

GREANEY KEVIN J & ELIZABETH CAREY
4714 GENOA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0089-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
ELEMENT	CD				
Exterior Wall	20	FACE BRICK	100		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	50		
Interior Floor	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	1.	1.	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	2,806	100	1997	2,806	389,238
FGR	656	55	1997	361	50,077
FOP	222	30	1997	67	9,294
PTO	480	5	1997	24	3,329
UOP	3	20	1997	1	139
UOP	3	20	1997	1	139
UOP	6	20	1997	1	139
TOTALS	4,176			3,261	452,353

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,261	105.7770	175.59	572,599	1997	1997	0	0	0	21.00	79.00

1 SFR CUST

0% - 2026

Heated Area: 2806

HX Base Yr

UOP
1997

15

3

8

28

12

28

30

13

3

15

3

13

61

24

6

15

37

22

6

27

16

8

20

PTO
1997

14

4

28

BAS
1997

53

UOP
1997

24

FGR
1997

16

FOP
1997

8

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024

MLU