

LOT 90 & PT SEC 13-2N-28
IN OR 1257/206
GOLFSIDE AT SUMMER BEACH #1

ZBOYOVSKY LILLIAN LVG TRUST/ZBOYOVSKY LILLIAN TRUS
1121 GREENWAY CT
LYNCHBURG, VA 24503

2026

00-SB-30-065A-0090-0000



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	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3019.00
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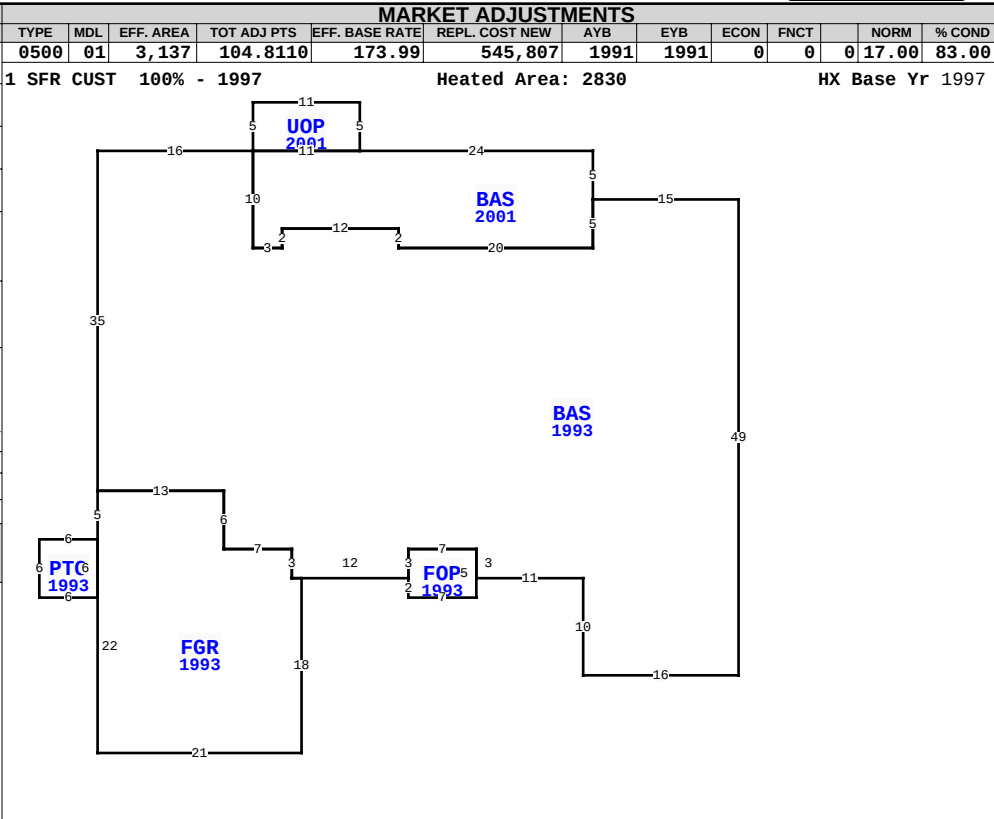
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,504	100	1993	2,504	361,607
BAS	326	100	2001	326	47,078
FGR	516	55	1993	284	41,013
FOP	35	30	1993	10	1,444
PTO	36	5	1993	2	289
UOP	55	20	2001	11	1,589

TOTALS	3,472			3,137	453,020
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
4	0911	SCRN RM A	0	100	0	0	730.00	SF	18.00	18.00	100	2018	2018	3	74	9,724	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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



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

TOTAL OB/XF																	
12,034																	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 8		
Tax Dist:		
BUILDING MARKET VALUE		453,020
TOTAL MARKET OB/XF VALUE		12,034
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		965,054
SOH/AGL Deduction		533,307
ASSESSED VALUE		431,747
TOTAL EXEMPTION VALUE		56,411
BASE TAXABLE VALUE		375,336
TOTAL JUST VALUE		965,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		957,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011043	SCRNROOM	20,618	12/12/2017
R1213155	ROOF	9,000	10/01/2012
B018563	XFOB	8,875	07/01/2001
7024	NEW CONSTR	104,025	02/27/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1257/0206	9/03/2004	WD	Q	I	01	100	
GRANTOR: ZBOYOVSKY LILLIAN P &							
GRANTEE: ZBOYOVSKY LILLIAN P							
1257/0203	9/03/2004	WD	Q	I	01	100	
GRANTOR: ZBOYOVSKY JAMES F & L							
GRANTEE: ZBOYOVSKY LILLIAN P							

BUILDING NOTES																	
BAS=[YR=1993] W15 BAS=[YR=2001] N5 W24 UOP=[YR=2001] N5 W11 S5 E11 \$ W11 S10 E3 N2 E12 S2 E20 N5 \$ S5 W20 N2 W12 S2W3 N10 W16 S35 FGR=[YR=1993] S5 PTO=[YR=1993] W6 S6 E6 N6 \$ S22 E21 N18 W1 N3 W7 N6 W13 \$ E13 S6 E7 S3 E12 FOP=[YR=1993] S2 E7 N5 W7 S3 \$ N3 E7 S3 E11 S10 E16 N49 \$.																	