

LOT 92 & PT SECT 13-2N-28
IN OR 2649/563
GOLFSIDE AT SUMMER BEACH #1

THE CAKE TRUST/EATON CHRISTOPHER LLOYD TRUSTEE
4732 GENOA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0092-0000



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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

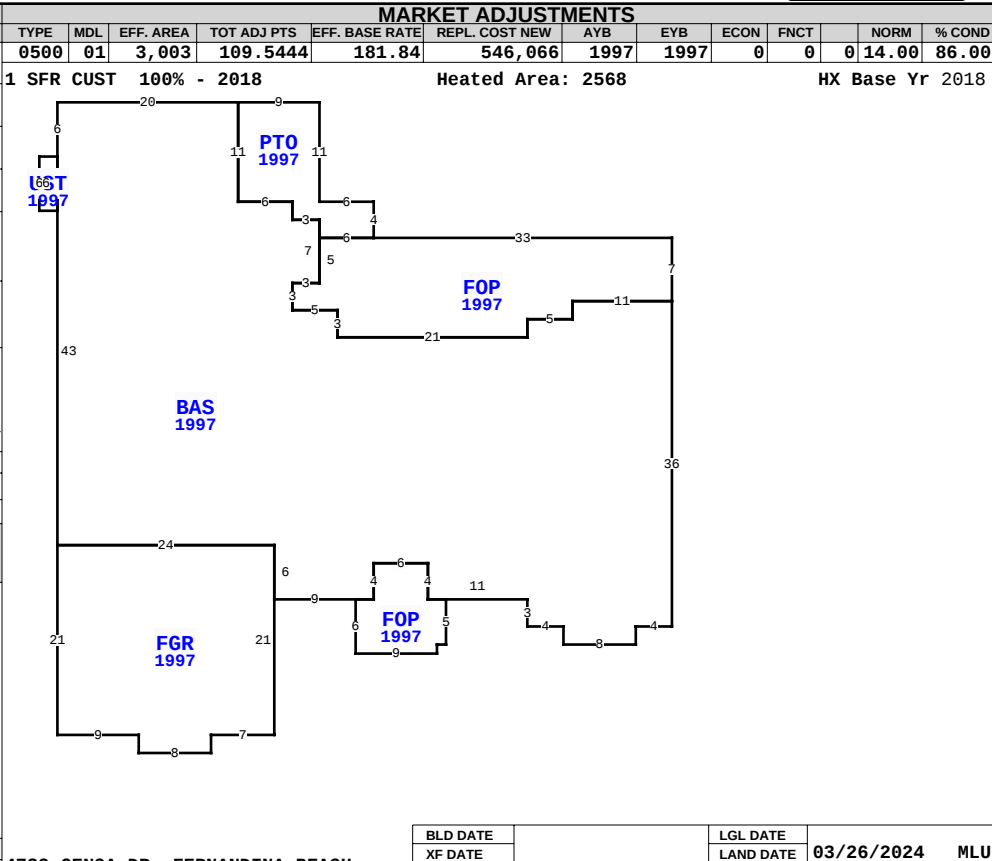
MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,568	100	1997	2,568	401,590
FGR	520	55	1997	286	44,725
FOP	83	30	1997	25	3,910
FOP	378	30	1997	113	17,671
PTO	129	5	1997	6	938
UST	12	45	1997	5	782

TOTALS	3,690			3,003	469,617
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
4	0860	POOL/SPA



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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		469,617	
TOTAL MARKET OB/XF VALUE		45,195	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,014,812	
SOH/AGL Deduction		387,211	
ASSESSED VALUE		627,601	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		576,190	
TOTAL JUST VALUE		1,014,812	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		970,048	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007968	POOL RENO,855	65,975	06/21/2023
B9703836	SWIM POOL	10,350	04/01/1997
B9703624	NEW CONSTR	100,927	01/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2649/563	6/22/2023	WD	U	I	11
GRANTOR: EATON CHRISTOPHER LLO					
GRANTEE: THE CAKE TRUST					
2122/0883	5/26/2017	DG	U	I	11
GRANTOR: LERMAN JEWELL ANN TRU					
GRANTEE: EATON CHRISTOPHER L					

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=1997] W33 PTO=[YR=1997] N4 W6 N11 W9 BAS=[YR=1997] W20 S6 UST=[YR=1997] W2 S6 E2 N6\$ S43 FGR=[YR=1997] S21 E9 S2 E8 N2 E7 N21 W24\$ E24 S6 E9 FOP=[YR=1997] S6 E9 N1 E1 N5 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E11S3 E4 S2 E8 N2 E4 N36 W11 S2 W5 S2 W21 N3 W5 N3 E3 N7 W3 N2 W6 N11\$ S11 E6 S2 E3 S2 E6\$ W6 S5 W3 S3 E5 S3 E21 N2 E5 N2 E11 N7\$.	

LAND DESCRIPTION										TOTAL OB/XF										45,195									
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	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												
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