

LOT 123
GOLFIDE AT SUMMER BEACH #1
PB 5/114-118

ARENAS CHARLES & LYNN MARIE LYTHGOE
4728 YACHTSMANS DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0123-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 03		
NEIGHBORHOOD/LOC	3019.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,299	100	2,299	265,298
BAS	198	100	198	22,849
FGR	600	55	330	38,081
FOP	92	30	28	3,231
FOP	264	30	79	9,117
TOTALS	3,453		2,934	338,575

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0 100	0	0	1,360.00	SF	7.00	7.00	
3	0855	CONC PAVER	0 100	0	0	90.00	SF	7.00	7.00	
4	0855	CONC PAVER	0 100	0	0	276.00	SF	7.00	7.00	
5	0855	CONC PAVER	0 100	0	0	1,320.00	SF	7.00	7.00	
6	0350	CARPORT WD	0 100	14	11	154.00	SF	13.00	13.00	
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,934	96.9798	138.20	405,479	1989	1989	0	0	16.50	83.50
1 SFR CUST - 100% - 2023						Heated Area: 2497		HX Base Yr 2023			
4728 YACHTSMANS DR, FERNANDINA BEACH											