

LOT 127 IN OR 2090/632
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

SCHAEFER DOUGLAS W/JONES KRISTIANN
1657 YACHTSMANS CT
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0127-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	20	FACE BRICK 90	0500	01	3,152	114.6642	163.40	515,037	1990	1990	0	0	22.77	77.23	VALUATION BY STANDARD																							
Exterior Wall	05	AVERAGE 10	1 SFR CUST - 100% - 2022												Heated Area: 2815												HX Base Yr 2022											
Roof Structure	03	GABLE/HIP 100																Tax Group: 8										Tax Dist:										
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE										397,763										
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE										7,154										
Interior Floor	11	CLAY TILE 100																TOTAL LAND VALUE - MARKET										350,000										
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE										754,917										
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction										116,650										
Bedrooms	3	100																ASSESSED VALUE										638,267										
Bathrooms	2.3	100																TOTAL EXEMPTION VALUE										50,000										
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE										588,267										
Stories	1.	100																TOTAL JUST VALUE										754,917										
Units	0	100	NCON VALUE										0																									
Occupancy	00	NONE 100	INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE										619,677																									
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	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,587	100	2,587	326,464																																		
BAS	228	100	228	28,772																																		
FGR	510	55	280	35,334																																		
FOP	52	30	16	2,019																																		
FST	40	55	22	2,776																																		
PTO	384	5	19	2,398																																		
TOTALS			3,801	3,152	397,763																																	
EXTRA FEATURES					1657 YACHTSMANS CT, FERNANDINA BEACH																																	
L N	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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1990	1990	3	70	1,400																						
2	0812	CONCRETE C	0	100	0	0		1,429.00	SF 4.00	4.00	100	1990	1990	3	62	3,544																						
4	0825	BRICK	0	100	0	0		124.00	SF 12.50	12.50	100	1990	1990	3	87	1,349																						
5	0810	CONCRETE A	0	100	23	9		207.00	SF 6.50	6.50	100	1991	1991	3	64	861																						
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000																					
REVIEW DATE 12/12/2018 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS																																						