LOT 129
IN OR 2055/1560
GOLFSIDE AT SUMMER BEACH #1

MORENO GERARD R & DONNA L
4716 YACHTSMANS DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0129-0000

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	11	CLAY TILE 100
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

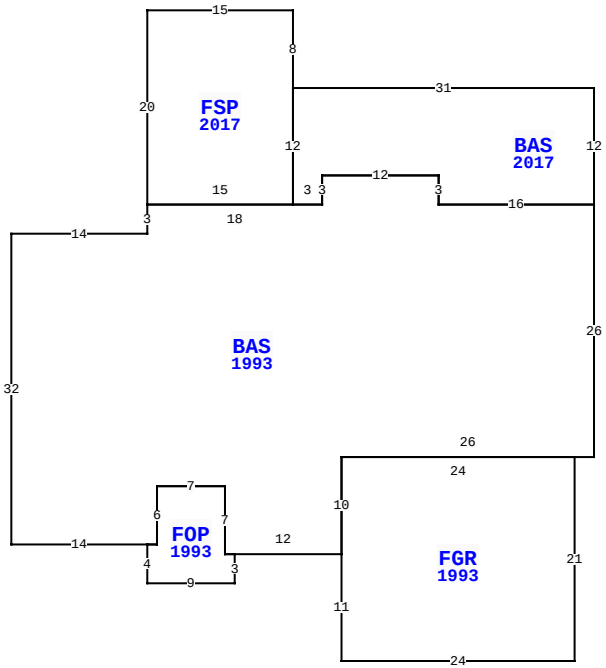
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1,830	288,620
BAS	336	100	336	52,993
FGR	504	55	277	43,687
FOP	77	30	23	3,628
FSP	300	40	120	18,926
TOTALS	3,047		2,586	407,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,586	122.9760	175.24	453,171	1992	2002	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2017 Heated Area: 2166 HX Base Yr 2017



4716 YACHTSMANS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		407,854
TOTAL MARKET OB/XF VALUE		11,019
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		768,873
SOH/AGL Deduction		313,108
ASSESSED VALUE		455,765
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		405,765
TOTAL JUST VALUE		768,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		628,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633407	ADDITION	200,000	11/16/2016
E14291	ELEC OTHER	400	02/01/2005
7669	NEW CONSTR	86,878	11/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2055/1560	6/29/2016	WD	Q	I	02	415,000
GRANTOR: BOYLE CLYDE D & RITA						
GRANTEE: MORENO GERARD R & D						
0640/0215	10/31/1991	QC	U	V	06	100
GRANTOR: BOYLE THOMAS C						
GRANTEE: BOYLE CLYDE & RITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W31 FSP=[YR=2017] N8 W15 S20 BAS=[YR=1993] S3 W14 S32 E14 FOP=[YR=1993] S4 E9 N3 W1 N7 W7 S6 W1 $ E1 N6 E7 S7 E12 FGR=[YR=1993] S11 E24 N21 W24 S10 $ N10 E26 N26 W16 N3 W12 S3 W18$ E15 N12 $ S12 E3 N3 E12 S3 E16 N12$.

EXTRA FEATURES

LN	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
2	0812	CONCRETE C	0	100	0	0	1,576.00	SF	4.00	4.00	100	1992	1992	3	66	4,161	
3	0825	BRICK	0	100	0	0	186.00	SF	12.50	12.50	100	1992	1992	3	89	2,069	
4	1125	CB/STC 6"	0	100	0	0	70.00	SF	7.35	7.35	100	1992	1992	3	66	340	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1992	1992	3	30	90	
6	0855	CONC PAVER	0	100	0	0	501.00	SF	10.00	10.00	100	2005	2005	3	87	4,359	

LAND DESCRIPTION

TOTAL OB/XF 11,019

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 01/03/2017 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS