

LOT 132
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

MARGONIS ANDREW F JR & KIMBERLY M
4704 YACHTSMANS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0132-0000



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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,578	100	2,578	348,162
FGR	556	55	306	41,326
FOP	56	30	17	2,296
FOP	102	30	31	4,187
UOP	55	20	11	1,486

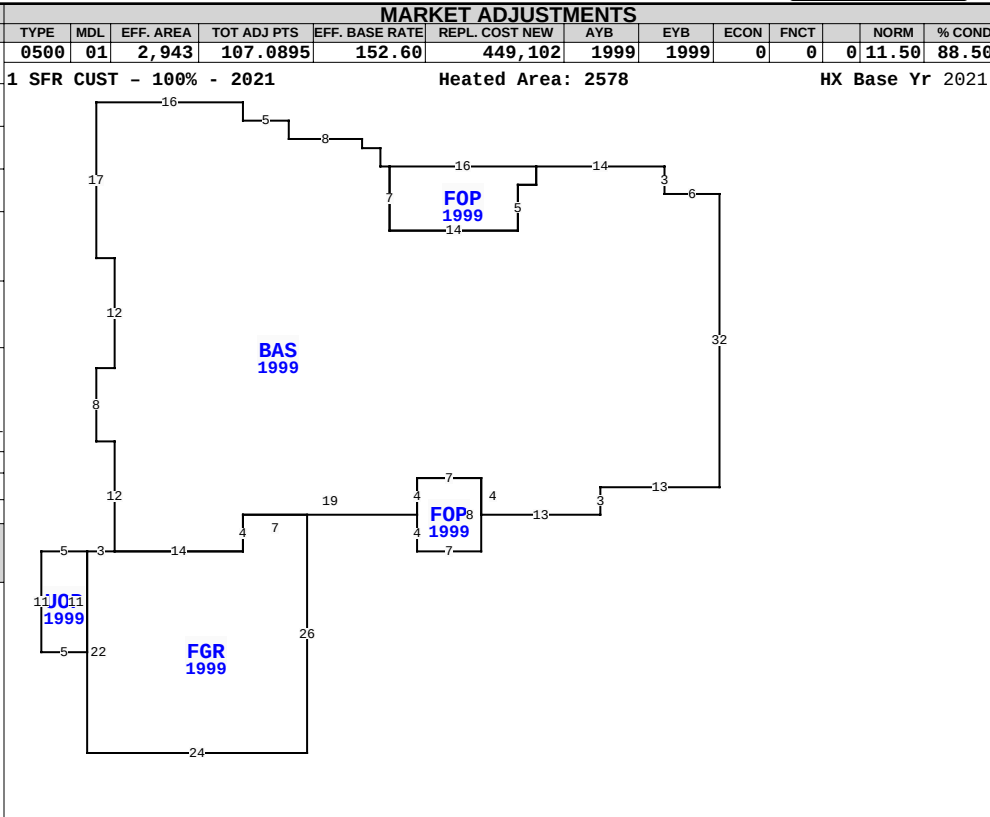
TOTALS	3,347		2,943	397,455
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1999	1999	3	84	2,940
2	0825	BRICK	0	100	0	0		1,144.00	SF 12.50	12.50	100	2003	2003	3	96	13,728
3	0825	BRICK	0	100	0	0		27.00	SF 12.50	12.50	100	2003	2003	3	96	324
4	0825	BRICK	0	100	0	0		56.00	SF 12.50	12.50	100	2003	2003	3	96	672

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							



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

4704 YACHTSMANS DR, FERNANDINA BEACH

TOTAL OB/XF 17,664																
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,943	107.0895	152.60	449,102	1999	1999	0	0	0 11.50	88.50

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		397,455
TOTAL MARKET OB/XF VALUE		17,664
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		765,119
SOH/AGL Deduction		192,627
ASSESSED VALUE		572,492
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		522,492
TOTAL JUST VALUE		765,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004884	ADDITION	13,500	03/30/2022
22001974	SWIM POOL	66,450	02/04/2022
B0311833	ADDITION	4,455	10/01/2003
B9905714	NEW CONSTR	120,432	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2411/0854	11/20/2020	WD	Q	I	02	658,000
GRANTOR: LETHERT CHRISTOPHER M						
GRANTEE: MARGONIS ANDREW F J						
2051/1946	6/09/2016	WD	Q	I	02	425,000
GRANTOR: NEWMAN MARCIA STREUSS						
GRANTEE: LETHERT CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W6 N3 W14 FOP=[YR=1999] W16 S7 E14 N5E2N2\$
S2W2 S5 W14 N7 W1N2W2N1 W8 N2 W5 N2 W16 S17 E2 S12W2S8 E2 S12
FGR=[YR=1999] W3 UOP=[YR=1999] W5 S11 E5 N11 \$ S22 E24 N26
W7S4 W14 \$ E14 N4 E19 FOP=[YR=1999] S4 E7 N8 W7 S4 \$ N4 E7
S4 E13 N3 E13 N32 \$.