

LOT 137  
GOLFSIDE AT SUMMER BEACH #1  
PB 5/114-118

GILSENAN MICHAEL T TRUST/GILSENAN MICHAEL T TRUSTE  
4711 YACHTSMANS DR  
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0137-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 80     |
| Interior Wall            | 08 DECORATIVE 20  |
| Interior Floo            | 14 CARPET 80      |
| Interior Floo            | 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  | 04 Quality Level 04 |
| DOR CODE | 0100 SINGLE FAMILY  |

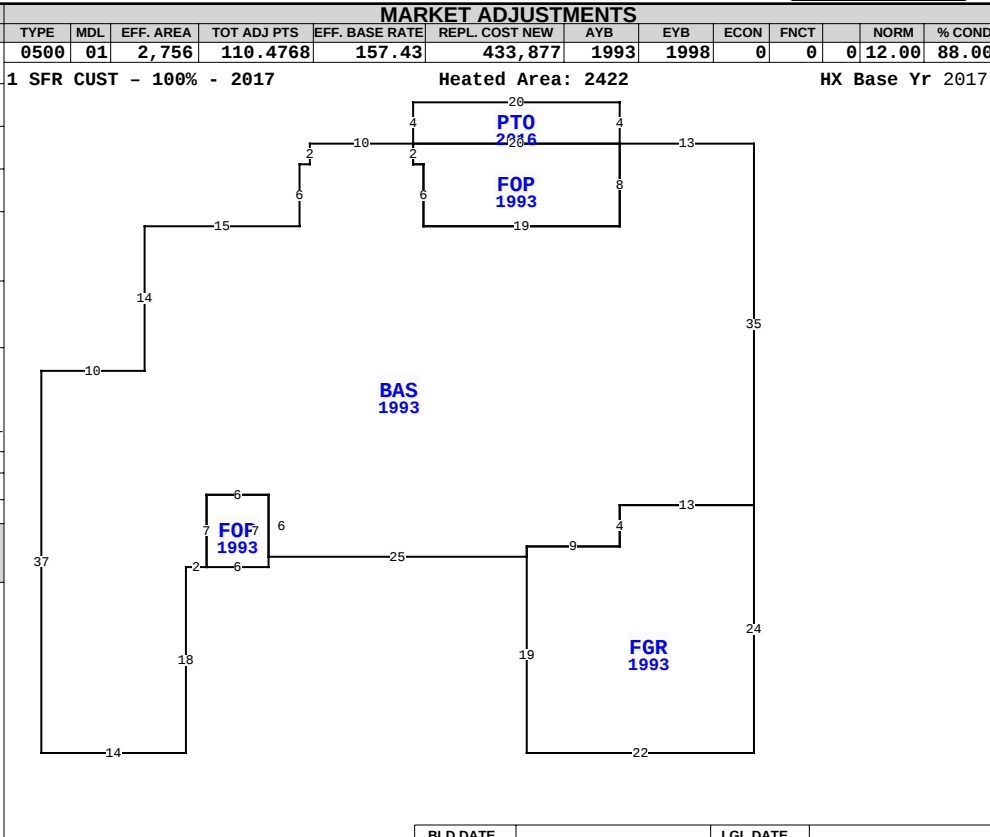
|                          |          |    |
|--------------------------|----------|----|
| MAP NUM                  | MKT AREA | 03 |
| NEIGHBORHOOD/LOC 3019.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,422            | 100         | 2,422        | 335,540              |
| FGR       | 492              | 55          | 271          | 37,544               |
| FOP       | 42               | 30          | 13           | 1,801                |
| FOP       | 154              | 30          | 46           | 6,373                |
| PTO       | 80               | 5           | 4            | 554                  |
| TOTALS    | 3,190            |             | 2,756        | 381,812              |

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |

| 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       | 1993    | 1993        | 3 | 76     | 2,660           |       |
| 2   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 740.00 | SF | 10.00    | 10.00          | 100       | 2016    | 2016        | 3 | 97     | 7,178           |       |
| 3   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 291.00 | SF | 10.00    | 10.00          | 100       | 2016    | 2016        | 3 | 97     | 2,823           |       |
| 4   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 408.00 | SF | 10.00    | 10.00          | 100       | 2016    | 2016        | 3 | 97     | 3,958           |       |
| 5   | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 80.00  | SF | 17.50    | 17.50          | 100       | 2016    | 2016        | 3 | 78     | 1,092           |       |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 000100   |



|                                      |    |          |                |           |         |             |   |        |                 |           |  |
|--------------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-----------|--|
| 4711 YACHTSMANS DR, FERNANDINA BEACH |    |          |                | XF DATE   |         |             |   |        |                 | LAND DATE |  |
|                                      |    |          |                | INC DATE  |         |             |   |        |                 | AG DATE   |  |
|                                      |    |          |                |           |         |             |   |        |                 |           |  |
| UNITS                                | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES     |  |
| 1.00                                 | UT | 3,500.00 | 3,500.00       | 100       | 1993    | 1993        | 3 | 76     | 2,660           |           |  |
| 740.00                               | SF | 10.00    | 10.00          | 100       | 2016    | 2016        | 3 | 97     | 7,178           |           |  |
| 291.00                               | SF | 10.00    | 10.00          | 100       | 2016    | 2016        | 3 | 97     | 2,823           |           |  |
| 408.00                               | SF | 10.00    | 10.00          | 100       | 2016    | 2016        | 3 | 97     | 3,958           |           |  |
| 80.00                                | SF | 17.50    | 17.50          | 100       | 2016    | 2016        | 3 | 78     | 1,092           |           |  |
|                                      |    |          |                |           |         |             |   |        |                 |           |  |
|                                      |    |          |                |           |         |             |   |        |                 |           |  |
|                                      |    |          |                |           |         |             |   |        |                 |           |  |
|                                      |    |          |                |           |         |             |   |        |                 |           |  |
|                                      |    |          |                |           |         |             |   |        |                 |           |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 8              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 381,812     |   |
| TOTAL MARKET OB/XF VALUE  |  | 17,711      |   |
| TOTAL LAND VALUE - MARKET |  | 350,000     |   |
| TOTAL MARKET VALUE        |  | 749,523     |   |
| SOH/AGL Deduction         |  | 337,608     |   |
| ASSESSED VALUE            |  | 411,915     |   |
| TOTAL EXEMPTION VALUE     |  | 50,000      |   |
| BASE TAXABLE VALUE        |  | 361,915     |   |
| TOTAL JUST VALUE          |  | 749,523     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 600,990     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1631954   | SCRNRM      | 1,875   | 03/22/2016 |
| 00166      | NEW CONSTR  | 112,250 | 05/18/1993 |
| B9300166   | NEW CONSTR  | 122,145 | 04/01/1993 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2414/1725                      | 10/13/2020 | WD        | U   | I   | 11     |
| GRANTOR: GILSENAN MICHAEL T    |            |           |     |     |        |
| GRANTEE: GILSENAN MICHAEL T    |            |           |     |     |        |
| 2414/1704                      | 10/13/2020 | WD        | U   | I   | 11     |
| GRANTOR: GILSENAN MICHAEL T TR |            |           |     |     |        |
| GRANTEE: GILSENAN MICHAEL T    |            |           |     |     |        |

| BUILDING NOTES |  |
|----------------|--|
|----------------|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=1993] W13 PTO=[YR=2016] N4 W20 S4 FOP=[YR=1993] S2 E1 S6 E19 N8 W20\$ E20 \$ S8 W19 N6 W1 N2 W10S2 W1 S6 W15 S14 W10 S37 E14 N18 E2 FOP=[YR=1993] E6 N7 W6 S7\$ N7E6 S6 E25 FGR=[YR=1993] S19 E22 N24 W13 S4 W9 S1\$ N1 E9 N4 E13 N35\$. |  |