

LOT 141
IN OR 1930/628
GOLFSIDE AT SUMMER BEACH #1

FINDLAY JOHN B & ROSEN A
4727 YACHTSMANS DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0141-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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	2,701	100	2,701	377,584
FGR	539	55	296	41,380
FOP	42	30	13	1,817
FOP	88	30	26	3,635
FOP	152	30	46	6,431
FUS	346	100	346	48,369
UOP	44	20	9	1,259
TOTALS	3,912		3,437	480,473

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,437	107.8056	153.62	527,992	2004	2004	0	0	9.00	91.00

1 SFR CUST - 100% - 2016

Heated Area: 3047

HX Base Yr 2016

The floor plan diagram shows a building layout with several rooms and their dimensions. The rooms are labeled as follows:

- FUS 2011**: A room at the top right with dimensions 8, 5, 17, 14, 6, 4, 11, and 4.
- FOP 2004**: A room below FUS 2011 with dimensions 28, 7, 12, 4, 8, 6, 4, and 11.
- FOP 2004**: A room to the left of the first FOP 2004 with dimensions 11, 8, 11, 4, 6, 8, 11, and 15.
- BAS 2004**: A large room in the center with dimensions 30, 4, 12, 13, 10, 17, 4, 13, 24, 23, 12, 4, 10, 11, 10,