

LOT 142
GOLFSIDE @ SUMMER BEACH #1
PB 5/114-118

BURTON LYNN C LIVING TRUST
4731 YACHTSMANS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0142-0000



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	10	ABOVE AVG 100	0500	01	3,153	115.0506	163.95	516,934	2001	2001	0	0	10.00	90.00											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2021													Heated Area: 2855									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 70																							
Interior Floo	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
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	2,472	100	2,472	364,756																					
FGR	483	55	266	39,250																					
FOP	71	30	21	3,099																					
FUS	383	100	383	56,514																					
PTO	20	5	1	148																					
PTO	36	5	2	295																					
UOP	42	20	8	1,181																					
TOTALS			3,507	3,153	465,241																				
EXTRA FEATURES			4731 YACHTSMANS DR, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010										
2	0855	CONC PAVER	0 100	0	0	1,712.00	SF	7.00	7.00	100	2013	2013	3	95	11,385										
3	0855	CONC PAVER	0 100	0	0	156.00	SF	7.00	7.00	100	2013	2013	3	95	1,037										
4	0855	CONC PAVER	0 100	0	0	270.00	SF	7.00	7.00	100	2013	2013	3	95	1,796										
TOTAL OB/XF 17,228																									
LAND DESCRIPTION			TOTAL OB/XF 17,228																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 04/12/2017 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS																									