LOT 143
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

WAGSTAFF KEVIN & JUDITH NOEL
4735 YACHTSMANS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0143-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

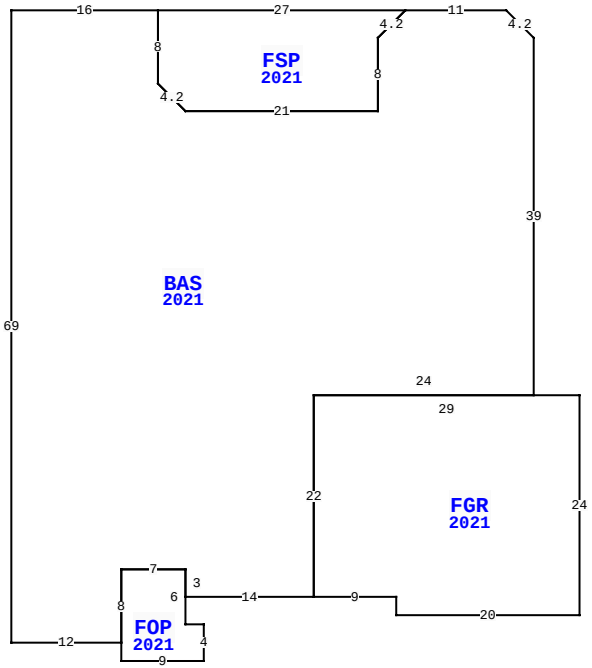
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,891	100	2,891	570,336
FGR	678	55	373	73,585
FOP	78	30	23	4,537
FSP	264	40	106	20,912
TOTALS	3,911		3,393	669,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,393	138.4416	197.28	669,371	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2022 Heated Area: 2891 HX Base Yr 2022



4735 YACHTSMANS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		669,371
TOTAL MARKET OB/XF VALUE		16,066
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,035,437
SOH/AGL Deduction		159,582
ASSESSED VALUE		875,855
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		825,855
TOTAL JUST VALUE		1,035,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		850,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211879	CO ISSUED	0	04/01/2021
20001879	NEW CONSTR	395,900	06/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2458/0029	4/29/2021	SW	Q	I	01	941,700
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: WAGSTAFF KEVIN & JU						
2333/1427	1/22/2020	WD	Q	V	01	235,000
GRANTOR: FENN MARK W						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W11 FSP=[YR=2021] W27 S8 D3 R3 E21 N8 U3 R3 $ D3 L3 S8 W21 U3 L3 N8 W16 S69 E12 FOP=[YR=2021] S2 E9 N4 W2 N6 W7 S8$ N8 E7 S3 E14 FGR=[YR=2021] E9 S2 E20 N24 W29 S22$ N22 E24 N39$.

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
1	0462	ST/AL FNC	0	100	114	0	570.00	SF	10.00	10.00	100	2021	2021	3	98	5,586	
2	0855	CONC PAVER	0	100	0	0	1,048.00	SF	10.00	10.00	100	2021	2021	3	100	10,480	

LAND DESCRIPTION

TOTAL OB/XF 16,066

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 08/04/2021 BY RKJH Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS