

LOT 121
IN OR 1857/1504
GOLFSIDE AT SUMMER BEACH #1

SULLIVAN FAMILY TRUST/SULLIVAN NEIL D TRUSTEE
4740 YACHTSMAN DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0121-0000



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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	306,621
FGR	456	55	251	37,616
FOP	64	30	19	2,847
FSP	318	40	127	19,033
TOTALS	2,884		2,443	366,117

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995
2	0811	CONCRETE B	0 100	0	0	798.00	SF	5.20	5.20	100	1995
3	0810	CONCRETE A	0 100	0	0	185.00	SF	6.50	6.50	100	1995
4	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,443	116.1741	174.26	425,717	1995	1995	0	0	0 14.00	86.00
1 SFR CUST - 100% - 2015											
Heated Area: 2046											
HX Base Yr 2015											

4740 YACHTSMANS DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		366,117	
TOTAL MARKET OB/XF VALUE		6,515	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		722,632	
SOH/AGL Deduction		293,821	
ASSESSED VALUE		428,811	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		378,811	
TOTAL JUST VALUE		722,632	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		706,534	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502112	NEW CONSTR	81,375	07/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1857/1504	5/21/2013	WD Q	I		02
GRANTOR: WENZELL PHILLIP A & J					
GRANTEE: SULLIVAN NEIL D & D					
1225/1353	4/27/2004	WD Q	I		
GRANTOR: MACDANIEL RUTH C					
GRANTEE: WENZELL PHILLIP A &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W1 N15 W11 N4 FSP=[YR=1995] N9 W38 S9 E10 N3 E8 S3 E20 \$ W20 N3 W8 S3 W10 N9 W12 S31 FGR=[YR=1995] S24 E20 N21 W8 N3 W12 \$ E12 S3 E8 S11 E9 FOP=[YR=1995] S4 E10 N4 W2 N4 W6 S4 W2 \$ E2 N4 E6 S4 E12 S3 E12 N14 E1 N6 \$.											