

LOT 122
IN OR 2154/874
GOLFSIDE AT SUMMER BEACH #1

POLLOCK LIVING TRUST/POLLOCK ROBERT E TRUSTEE
4734 YACHTSMANS DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0122-0000



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	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,668	100	2,668	389,649
FGR	499	55	274	40,017
FOP	98	30	29	4,236
FOP	142	30	43	6,280
FOP	154	30	46	6,718
PTO	50	5	2	292

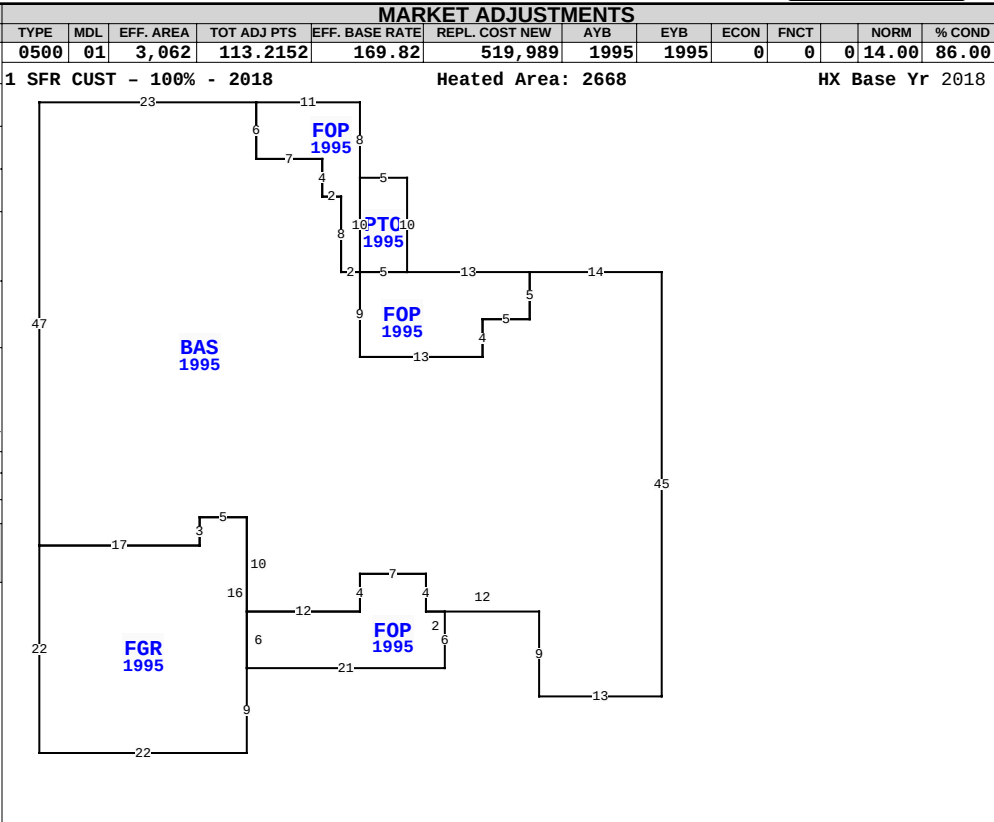
TOTALS	3,611		3,062	447,191
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EXTRA FEATURES

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	1995	1995	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	559.00	SF	5.20	5.20	100	1995	1995	3	70	2,035	
3	0810	CONCRETE A	0	100	0	0	121.00	SF	6.50	6.50	100	1995	1995	3	70	551	
4	0825	BRICK	0	100	0	0	57.00	SF	12.50	12.50	100	1995	1995	3	91	648	
5	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	1995	1995	3	70	164	
6	0825	BRICK	0	100	0	0	103.00	SF	12.50	12.50	100	1995	1995	3	91	1,172	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



4734 YACHTSMANS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		447,191
TOTAL MARKET OB/XF VALUE		7,265
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		804,456
SOH/AGL Deduction		292,575
ASSESSED VALUE		511,881
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		461,881
TOTAL JUST VALUE		804,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		784,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015914		7,704	12/13/2023
R1313597	REPAIR/RRF	8,000	08/01/2013
B9501957	NEW CONSTR	225,000	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2154/0874	10/27/2017	WD	Q	I	01	565,000

GRANTOR: KLUMPP WILLIAM F & AN						
GRANTEE: POLLOCK LIVING TRUS						
1916/1173	5/07/2014	WD	U	I	11	100
GRANTOR: KLUMPP WILLIAM F & AN						
GRANTEE: KLUMPP WILLIAM F &						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1995] W14 FOP=[YR=1995] W13 PTO=[YR=1995] N10 W5
FOP=[YR=1995] N8 W11 S6 E7 S4 E2 S8 E2 N10 \$ S10 E5 \$ W5 S9
E13 N4 E5 N5 \$ S5 W5 S4 W13 N9 W2 N8 W2 N4 W7 N6 W23 S47
FGR=[YR=1995] S22 E22 N9 FOP=[YR=1995] E21 N6 W2 N4 W7 S4 W12
S6 \$ N16 W5 S3 W17 \$ E17 N3 E5 S10 E12 N4 E7 S4 E12 S9 E13
N45 \$.