

LOT 123
GOLFIDE AT SUMMER BEACH #1
PB 5/114-118

ARENAS CHARLES & LYNN MARIE LYTHGOE
4728 YACHTSMANS DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0123-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 02 Quality Level 02

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	2,299	100	2,299	277,582
BAS	198	100	198	23,906
FGR	600	55	330	39,844
FOP	92	30	28	3,381
FOP	264	30	79	9,538

TOTALS 3,453 2,934 354,251

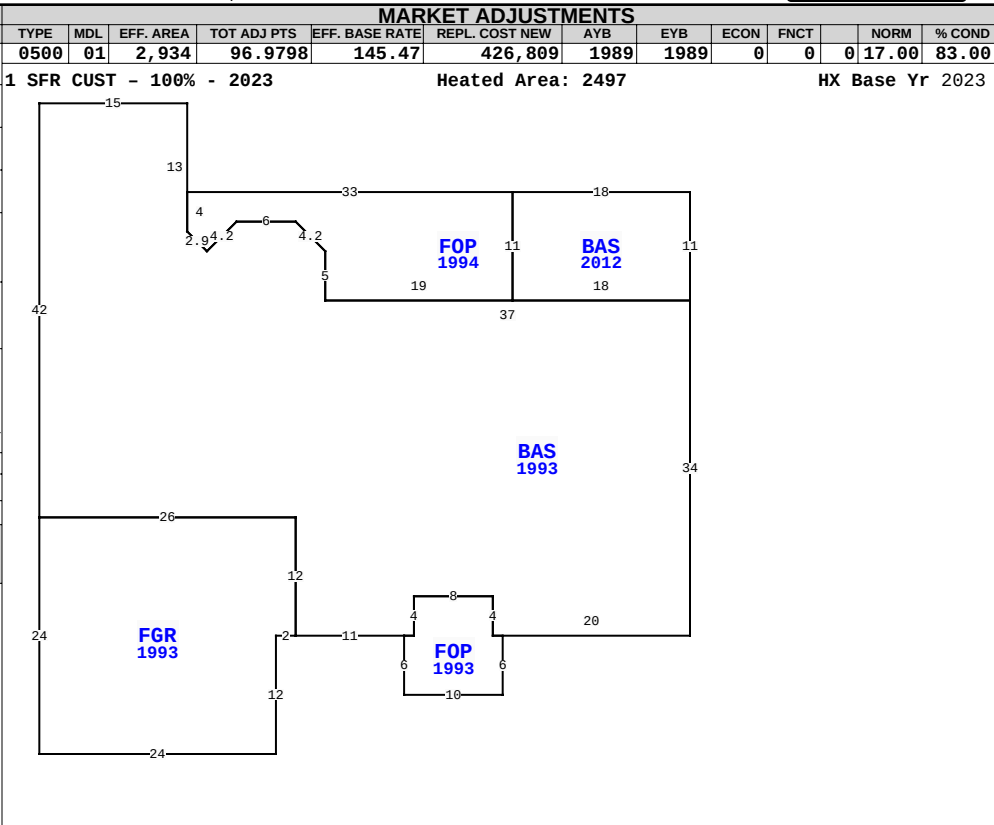
EXTRA FEATURES

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	1989	1989	3	66	2,310	
2	0855	CONC PAVER	0	100	0	0	1,360.00	SF	7.00	7.00	100	2001	2001	3	80	7,616	
3	0855	CONC PAVER	0	100	0	0	90.00	SF	7.00	7.00	100	2001	2001	3	80	504	
4	0855	CONC PAVER	0	100	0	0	276.00	SF	7.00	7.00	100	2001	2001	3	80	1,546	
5	0855	CONC PAVER	0	100	0	0	1,320.00	SF	7.00	7.00	100	2001	2001	3	80	7,392	
6	0350	CARPORT WD	0	100	14	11	154.00	SF	13.00	13.00	100	2012	2012	3	55	1,101	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	55	1,925	

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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS



4728 YACHTSMANS DR, FERNANDINA BEACH

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

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TOTAL OB/XF 22,394

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				354,251	
TOTAL MARKET OB/XF VALUE				22,394	
TOTAL LAND VALUE - MARKET				350,000	
TOTAL MARKET VALUE				726,645	
SOH/AGL Deduction				0	
ASSESSED VALUE				726,645	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				676,645	
TOTAL JUST VALUE				726,645	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				711,740	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5940	NEW CONSTR	95,184	08/22/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/0398	2/22/2022	WD	Q	I	01	760,000
GRANTOR: BC & CC JOINT TRUST						
GRANTEE: ARENAS CHARLES & LY						
2445/0422	3/11/2021	QC	U	I	11	100
GRANTOR: CUMMINS ROBERT III &						
GRANTEE: BC & CC JOINT TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S42 FGR=[YR=1993] S24 E24 N12 E2 N12 W26\$ E26 S12 E11 FOP=[YR=1993] S6 E10 N6 W1 N4 W8 S4 W1\$ E1 N4 E8 S4 E20 N34 BAS=[YR=2012] N11 W18 FOP=[YR=1994] W33 S4 D2 R2 S4 R3 E6 D3 R3 S5 E19 N11\$ S11 E18\$ W37 N5 U3 L3 W6 D3 L3 U2 L2 N13\$.