

LOT 132
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

MARGONIS ANDREW F JR & KIMBERLY M
4704 YACHTSMANS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0132-0000



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 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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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	2,578	100	2,578	364,412
FGR	556	55	306	43,255
FOP	56	30	17	2,403
FOP	102	30	31	4,382
UOP	55	20	11	1,555

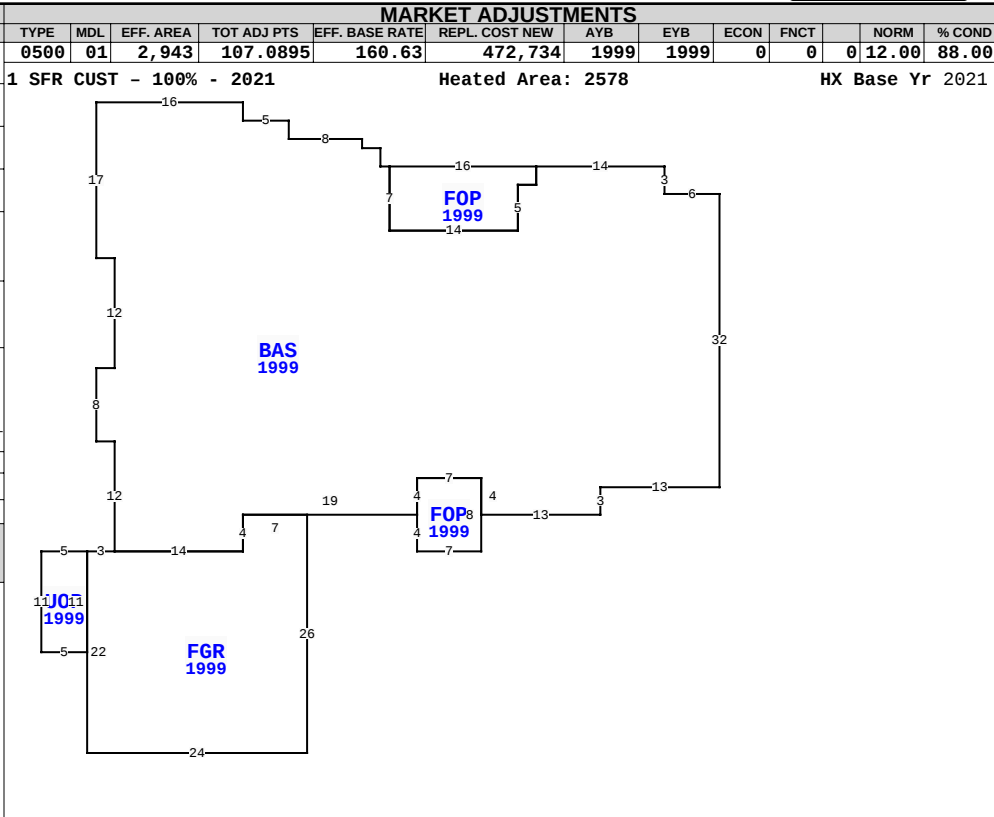
TOTALS	3,347		2,943	416,006
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0825	BRICK	0	100	0	0	1,144.00	SF	12.50	12.50	100	2003	2003	3	95	13,585	
3	0825	BRICK	0	100	0	0	27.00	SF	12.50	12.50	100	2003	2003	3	95	321	
4	0825	BRICK	0	100	0	0	56.00	SF	12.50	12.50	100	2003	2003	3	95	665	
5	0861	POOL GUNIT	0	100	0	0	320.00	SF	85.00	85.00	100	2024	2024	3	100	27,200	
6	0855	CONC PAVER	0	100	0	0	668.00	SF	10.00	10.00	100	2024	2024	3	100	6,680	
7	0912	SCRN RM G	0	100	0	0	988.00	SF	20.00	20.00	100	2024	2024	3	100	19,760	

LAND DESCRIPTION		
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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							



4704 YACHTSMANS DR, FERNANDINA BEACH

TOTAL OB/XF			71,116		
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,943	107.0895	160.63	472,734	1999	1999	0	0	0 12.00	88.00

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	416,006
TOTAL MARKET OB/XF VALUE	71,116
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	837,122
SOH/AGL Deduction	193,815
ASSESSED VALUE	643,307
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	593,307
TOTAL JUST VALUE	837,122
NCON VALUE	53,640
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	765,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004884	ADDITION	13,500	03/30/2022
22001974	SWIM POOL	66,450	02/04/2022
B0311833	ADDITION	4,455	10/01/2003
B9905714	NEW CONSTR	120,432	01/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2411/0854	11/20/2020	WD	Q	I	02
GRANTOR: LETHERT CHRISTOPHER M					SALE PRICE
GRANTEE: MARGONIS ANDREW F J					658,000
2051/1946	6/09/2016	WD	Q	I	02
GRANTOR: NEWMAN MARCIA STREUSS					425,000
GRANTEE: LETHERT CHRISTOPHER					

BUILDING NOTES

BUILDING DIMENSIONS		
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BAS=[YR=1999] W6 N3 W14 FOP=[YR=1999] W16 S7 E14 N5E2N2\$ S2W2 S5 W14 N7 W1N2W2N1 W8 N2 W5 N2 W16 S17 E2 S12W2S8 E2 S12 FGR=[YR=1999] W3 UOP=[YR=1999] W5 S11 E5 N11 \$ S22 E24 N26 W7S4 W14 \$ E14 N4 E19 FOP=[YR=1999] S4 E7 N8 W7 S4 \$ N4 E7 S4 E13 N3 E13 N32 \$.