

MACDONALD FAMILY TRUST/MACDONALD ROBERT CAMPBELL T
4707 YACHTSMAN DR
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0136-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Quality03

DOR CODE0100

MAP NUM

NEIGHBORHOOD/LOC3019.00

TOTALS

EXTRA FEATURES

16WD FR STUC 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

11CLAY TILE 100

03CENTRAL 100

04AIR DUCTED 100

3100

3100

02WOOD FRAME 100

1.1.100

0100

03Quality Level 03

SINGLE FAMILY

MKT AREA03

3019.00

3,588

3,100

637,664

4707 YACHTSMANS DR, FERNANDINA BEACH

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

10855

CONC PAVER

0100

00

00

406.00

SF

7.00

7.00

100

2017

2017

3

97

2,757

20855

CONC PAVER

0100

00

00

84.00

SF

7.00

7.00

100

2017

2017

3

97

570

30861

POOL GUNIT

0100

00

00

210.00

SF

85.00

85.00

100

2017

2017

3

84

14,994

40855

CONC PAVER

0100

00

00

290.00

SF

7.00

7.00

100

2017

2017

3

97

1,969

50855

CONC PAVER

0100

00

00

356.00

SF

7.00

7.00

100

2017

2017

3

97

2,417

LAND DESCRIPTION

TOTAL OB/XF22,707

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000100

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

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0500113,100141.3764212.06657,38620172017003.0097.00

1 SFR CUST - 100% - 2024

Heated Area: 2727

HX Base Yr 2024

FOP2017

FOP2017

FGR2017

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE637,664

TOTAL MARKET OB/XF VALUE22,707

TOTAL LAND VALUE - MARKET350,000

TOTAL MARKET VALUE1,010,371

SOH/AGL Deduction0

ASSESSED VALUE1,010,371

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE960,371

TOTAL JUST VALUE1,010,371

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE982,156

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1702553

CO ISSUED

0

07/26/2017

1702553

SWIM POOL

37,850

05/01/2017

B1701181

NEW CONSTR

339,540

02/15/2017

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDPRICE

2723/11476/19/2024WDUII11100

GRANTOR: MACDONALD ROBERT C &

GRANTEE: MACDONALD FAMILY TR

2408/032411/10/2020WDQIQI01875,000

GRANTOR: HASWELL JOHN JEFFREY

GRANTEE: MACDONALD ROBERT C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FOP=[YR=2017] W41 S8 E41 N8\$ S8 W49 S49 E13 N5 E10 FOP=[YR=2017] S5 E10 N5 W1 N3 W7 S3 W2\$ E2 N3 E7 S3 E13 FGR=[YR=2017] S5 E21 N22 W21 S17\$ N17 E21 N35\$.