

LOT 139
IN OR 2224/1228
GOLFSIDE AT SUMMER BEACH #1

HAHN RICHARD & KARIN LVG TRUST/HAHN KARIN S TRUSTE
4719 YACHTSMANS DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0139-0000



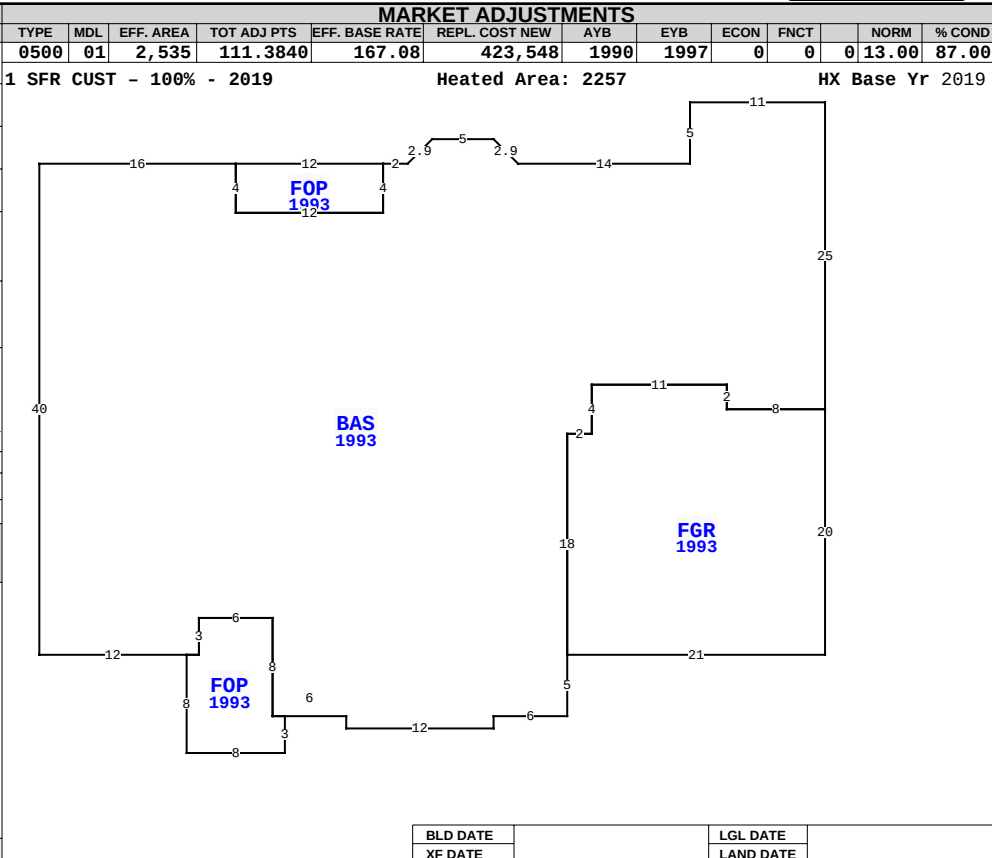
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	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	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	2,257	100	2,257	328,077
FGR	438	55	241	35,031
FOP	48	30	14	2,035
FOP	77	30	23	3,343
TOTALS	2,820		2,535	368,487

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,340.00	SF	4.00	4.00	
2	1125	CB/STC 6"	0	100	24	6	144.00	SF	7.35	7.35	
3	0858	SCULP CONC	0	100	0	0	264.00	SF	13.00	13.00	

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



4719 YACHTSMANS DR, FERNANDINA BEACH											
TOTAL OB/XF 7,148											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		368,487	
TOTAL MARKET OB/XF VALUE		7,148	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		725,635	
SOH/AGL Deduction		272,863	
ASSESSED VALUE		452,772	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		402,772	
TOTAL JUST VALUE		725,635	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		709,369	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6215	NEW CONSTR	88,372	01/12/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2224/1228	9/19/2018	WD	Q	I	01
SALE PRICE					
500,000					
GRANTOR: GENTILE CARMEN L & BE					
GRANTEE: HAHN RICHARD R & KA					
1594/1797	11/26/2008	WD	Q	I	
SALE PRICE					
575,000					
GRANTOR: WARREN JAMES A III &					
GRANTEE: GENTILE CARMEN L &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W11 S5 W14 U2 L2 W5 D2 L2 W2 FOP=[YR=1993] W12 S4 E12 N4 \$ S4 W12 N4 W16 S40 E12 FOP=[YR=1993] S8 E8 N3 W1 N8 W6 S3 W1 \$ E1 N3 E6 S8 E6 S1 E12 N1 E6 N5 FGR=[YR=1993] E21 N20 W8 N2 W11 S4 W2 S18 \$ N18 E2 N4 E11 S2 E8 N25 \$.											