

LOT 142
GOLFSIDE @ SUMMER BEACH #1
PB 5/114-118

BURTON LYNN C LIVING TRUST
4731 YACHTSMANS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0142-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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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	2,472	100	2,472	381,823
FGR	483	55	266	41,086
FOP	71	30	21	3,243
FUS	383	100	383	59,158
PTO	20	5	1	155
PTO	36	5	2	309
UOP	42	20	8	1,236

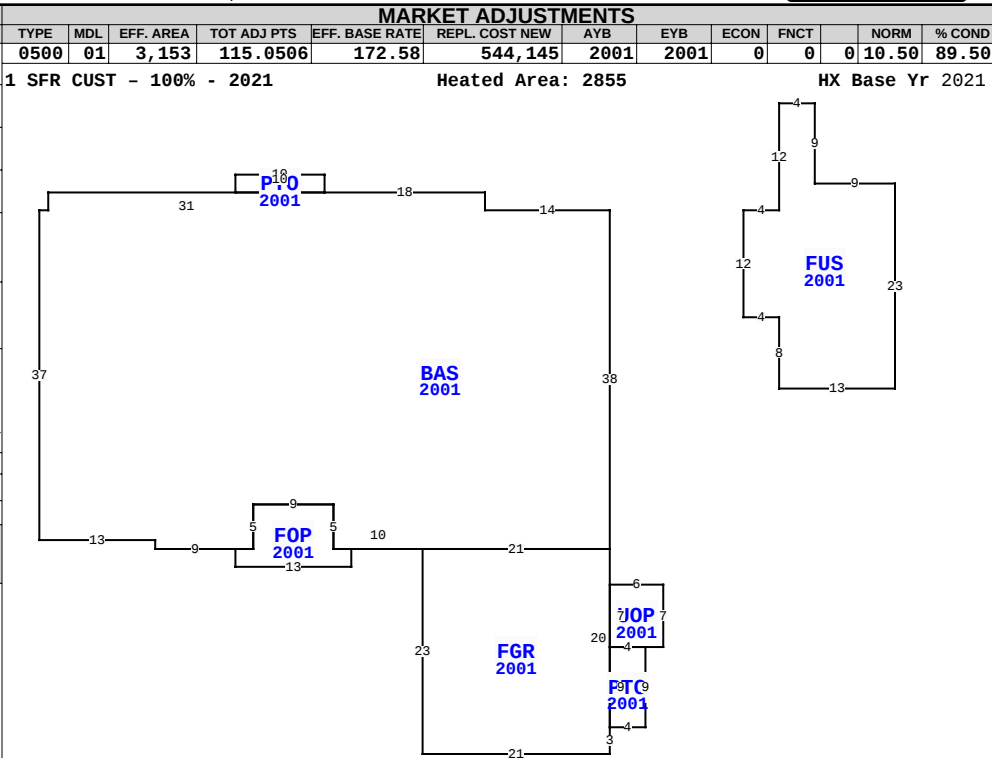
TOTALS 3,507 3,153 487,010

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	2001	2001	3	85	2,975	
2	0855	CONC PAVER	0 100	0	0	1,712.00	SF	7.00	7.00	100	2013	2013	3	94	11,265	
3	0855	CONC PAVER	0 100	0	0	156.00	SF	7.00	7.00	100	2013	2013	3	94	1,026	
4	0855	CONC PAVER	0 100	0	0	270.00	SF	7.00	7.00	100	2013	2013	3	94	1,777	

LAND DESCRIPTION			TOTAL OB/XF 17,043													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 05/12/2019 BY KBA



4731 YACHTSMANS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		487,010	
TOTAL MARKET OB/XF VALUE		17,043	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		854,053	
SOH/AGL Deduction		212,147	
ASSESSED VALUE		641,906	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		591,906	
TOTAL JUST VALUE		854,053	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		832,469	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007737	NEW CONSTR	132,000	11/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2527/1673	1/05/2022	QC	U	I	11
GRANTOR: BURTON LYNN					
GRANTEE: BURTON LYNN C LIVIN					
2399/0729	10/08/2020	WD	Q	I	01
GRANTOR: SISSON SUSANNAH & CHA					
GRANTEE: BURTON LYNN					

BUILDING NOTES															
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BUILDING DIMENSIONS

BAS=[YR=2001] W14 N2 W18 PTO=[YR=2001] N2 W10 S2 E10 \$ W31 S2 W1 S37 E13 S1 E9 FOP=[YR=2001] S2 E13 N2 W2 N5 W9 S5 W2 \$ E2 N5 E9 S5 E10 FGR=[YR=2001] S23 E21 N3 PTO=[YR=2001] E4 N9 UOP=[YR=2001] E2 N7 W6 S7 E4 \$ W4 S9 \$ N20 W21 \$ E21 N38 \$ PTR= E15 FUS=[YR=2001] E4 N12 E4 S9 E9 S23 W13 N8 W4 N12 \$ W15 \$.