

LOT 121
IN OR 1857/1504
GOLFSIDE AT SUMMER BEACH #1

SULLIVAN FAMILY TRUST/SULLIVAN NEIL D TRUSTEE
4740 YACHTSMAN DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0121-0000



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 100			
Interior Floo	14	CARPET 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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
NEIGHBORHOOD/LOC	3019.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	1995	2,046	321,107
FGR	456	55	1995	251	39,393
FOP	64	30	1995	19	2,982
FSP	318	40	1995	127	19,932
TOTALS	2,884			2,443	383,414

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,443	116.1741	183.56	448,437	1995	1995	0	0	0 14.50	85.50
1 SFR CUST - 100% - 2015						Heated Area: 2046			HX Base Yr 2015		
				BLD DATE				LGL DATE			
				XF DATE				LAND DATE			
				INC DATE				AG DATE			

EXTRA FEATURES							4740 YACHTSMANS DR, FERNANDINA BEACH				INC DATE		AG DATE				
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	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	798.00	SF	5.20	5.20	100	1995	1995	3	68	2,822	
3	0810	CONCRETE A	0	100	0	0	185.00	SF	6.50	6.50	100	1995	1995	3	68	818	
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1995	1995	3	68	71	