LOT 123
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

CORNETT KEVIN & LISA
4728 YACHTSMANS DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0123-0000

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 80
Interior Floo	11	CLAY TILE 20
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	02	Quality Level 02

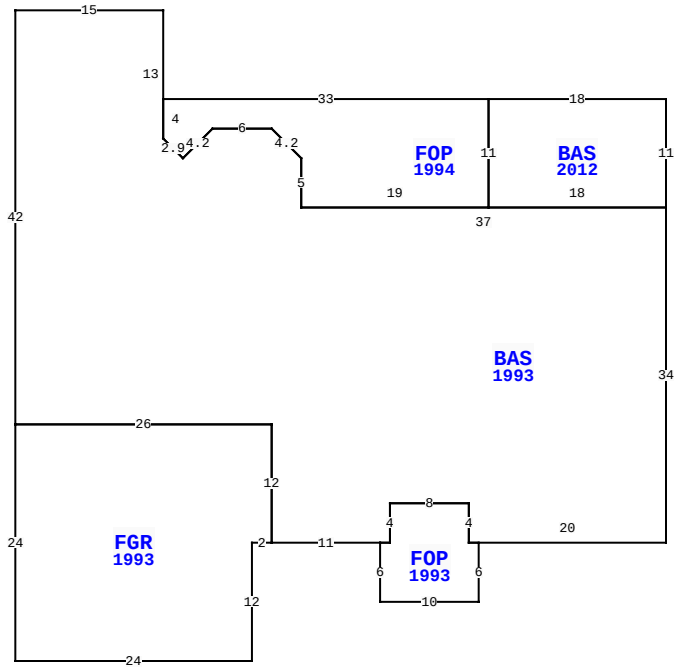
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,299	100	1993	2,299	290,628
BAS	198	100	2012	198	25,031
FGR	600	55	1993	330	41,717
FOP	92	30	1993	28	3,539
FOP	264	30	1994	79	9,987
TOTALS	3,453			2,934	370,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,934	96.9798	153.23	449,577	1989	1989	0	0	0	17.50	82.50

1 SFR CUST – 100% - 2023 Heated Area: 2497 HX Base Yr 2023



4728 YACHTSMANS DR, FERNANDINA BEACH

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

EXTRA FEATURES

LN	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	1989	1989	3	64	2,240	
2	0855	CONC PAVER	0	100	0	0	1,360.00	SF	7.00	7.00	100	2001	2001	3	79	7,521	
3	0855	CONC PAVER	0	100	0	0	90.00	SF	7.00	7.00	100	2001	2001	3	79	498	
4	0855	CONC PAVER	0	100	0	0	276.00	SF	7.00	7.00	100	2001	2001	3	79	1,526	
5	0855	CONC PAVER	0	100	0	0	1,320.00	SF	7.00	7.00	100	2001	2001	3	79	7,300	
6	0350	CARPORT WD	0	100	14	11	154.00	SF	13.00	13.00	100	2012	2012	3	50	1,001	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	50	1,750	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		370,901
TOTAL MARKET OB/XF VALUE		21,836
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		742,737
SOH/AGL Deduction		0
ASSESSED VALUE		742,737
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		692,015
TOTAL JUST VALUE		742,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		726,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5940	NEW CONSTR	95,184	08/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2786/1409	5/06/2025	WD	Q	I	01	1,250,000
GRANTOR: ARENAS CHARLES & LYNN						
GRANTEE: CORNETT KEVIN & LIS						
2541/0398	2/22/2022	WD	Q	I	01	760,000
GRANTOR: BC & CC JOINT TRUST						
GRANTEE: ARENAS CHARLES & LY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S42 FGR=[YR=1993] S24 E24 N12 E2 N12 W26$ E26 S12 E11 FOP=[YR=1993] S6 E10 N6 W1 N4 W8 S4 W1$ E1 N4 E8 S4 E20 N34 BAS=[YR=2012] N11 W18 FOP=[YR=1994] W33 S4 D2 R2 U3 R3 E6 D3 R3 S5 E19 N11$ S11 E18$ W37 N5 U3 L3 W6 D3 L3 U2 L2 N13$.

LAND DESCRIPTION

TOTAL OB/XF 21,836

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	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 PRINTED 07/30/2025 BY SYS