LOT 136
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

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

2025

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

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

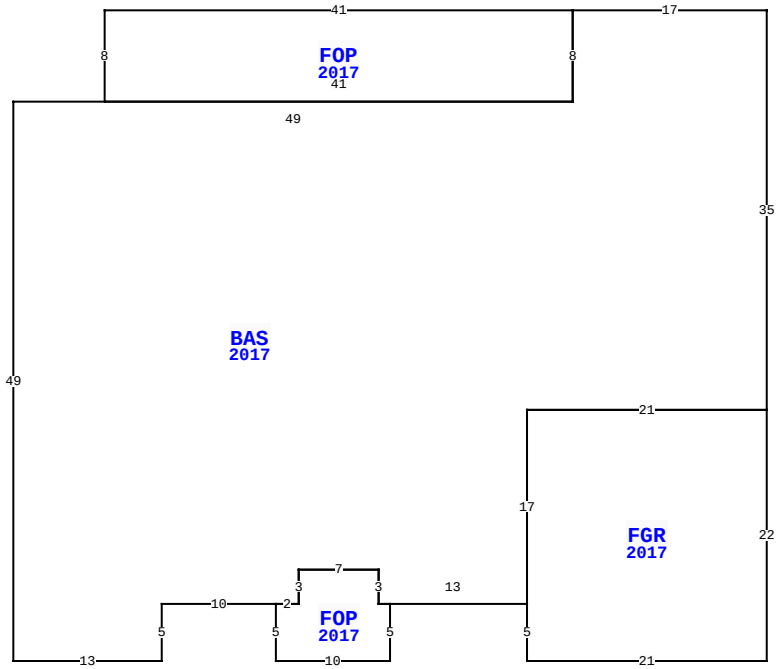
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,727	100	2017	2,727	587,810
FGR	462	55	2017	254	54,750
FOP	71	30	2017	21	4,527
FOP	328	30	2017	98	21,124
TOTALS	3,588			3,100	668,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,100	141.3764	223.37	692,447	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2024 Heated Area: 2727 HX Base Yr 2024



4707 YACHTSMANS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		668,211
TOTAL MARKET OB/XF VALUE		22,092
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,040,303
SOH/AGL Deduction		631
ASSESSED VALUE		1,039,672
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		988,950
TOTAL JUST VALUE		1,040,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,010,371

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 Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/1147	6/19/2024	WD	U	I	11	100
GRANTOR: MACDONALD ROBERT C &						
GRANTEE: MACDONALD FAMILY TR						
2408/0324	11/10/2020	WD	Q	I	01	875,000
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$.

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	0855	CONC PAVER	0	100	0	0	406.00	SF	7.00	7.00	100	2017	2017	3	96	2,728	
2	0855	CONC PAVER	0	100	0	0	84.00	SF	7.00	7.00	100	2017	2017	3	96	564	
3	0861	POOL GUNIT	0	100	0	0	210.00	SF	85.00	85.00	100	2017	2017	3	81	14,459	
4	0855	CONC PAVER	0	100	0	0	290.00	SF	7.00	7.00	100	2017	2017	3	96	1,949	
5	0855	CONC PAVER	0	100	0	0	356.00	SF	7.00	7.00	100	2017	2017	3	96	2,392	

LAND DESCRIPTION

TOTAL OB/XF 22,092

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