

GILSENAN MICHAEL T TRUST/GILSENAN MICHAEL T TRUSTE
4711 YACHTSMANS DR
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0137-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
Exterior Wall		16	WD FR STUC 100							0500	01	2,756	110.4768	174.55	481,060	1993	1998	0	0	0	13.00	87.00	STANDARD									
Roof Structur		03	GABLE/HIP 100							1 SFR CUST - 100% - 2017										Heated Area: 2422 HX Base Yr 2017												
Roof Cover		05	COMP SHNGL 100							BAS 1993 FOP 1993 PTO 2016 FGR 1993																						
Interior Wall		03	DRYWALL 80																													
Interior Wall		08	DECORATIVE 20																													
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		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	2,422	100	1993	2,422	367,801																											
FGR	492	55	1993	271	41,154																											
FOP	42	30	1993	13	1,974																											
FOP	154	30	1993	46	6,985																											
PTO	80	5	2016	4	607																											
TOTALS		3,190			2,756	418,522																										
EXTRA FEATURES										4711 YACHTSMANS DR, FERNANDINA BEACH																						
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	1993	1993	3	72	2,520																	
2	0855	CONC PAVER	0 100	0	0	740.00	SF	10.00	10.00	100	2016	2016	3	95	7,030																	
3	0855	CONC PAVER	0 100	0	0	291.00	SF	10.00	10.00	100	2016	2016	3	95	2,765																	
4	0855	CONC PAVER	0 100	0	0	408.00	SF	10.00	10.00	100	2016	2016	3	95	3,876																	
5	0911	SCRN RM A	0 100	0	0	80.00	SF	17.50	17.50	100	2016	2016	3	70	980																	
TOTAL OB/XF 17,171																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS																																