

LOT 139
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

STREIFF ANDREW CHRISTIAN/RUSSO-STREIFF CONNIE
4719 YACHTSMANS DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0139-0000



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 70
Interior Wall	08	DECORATIVE 30
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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

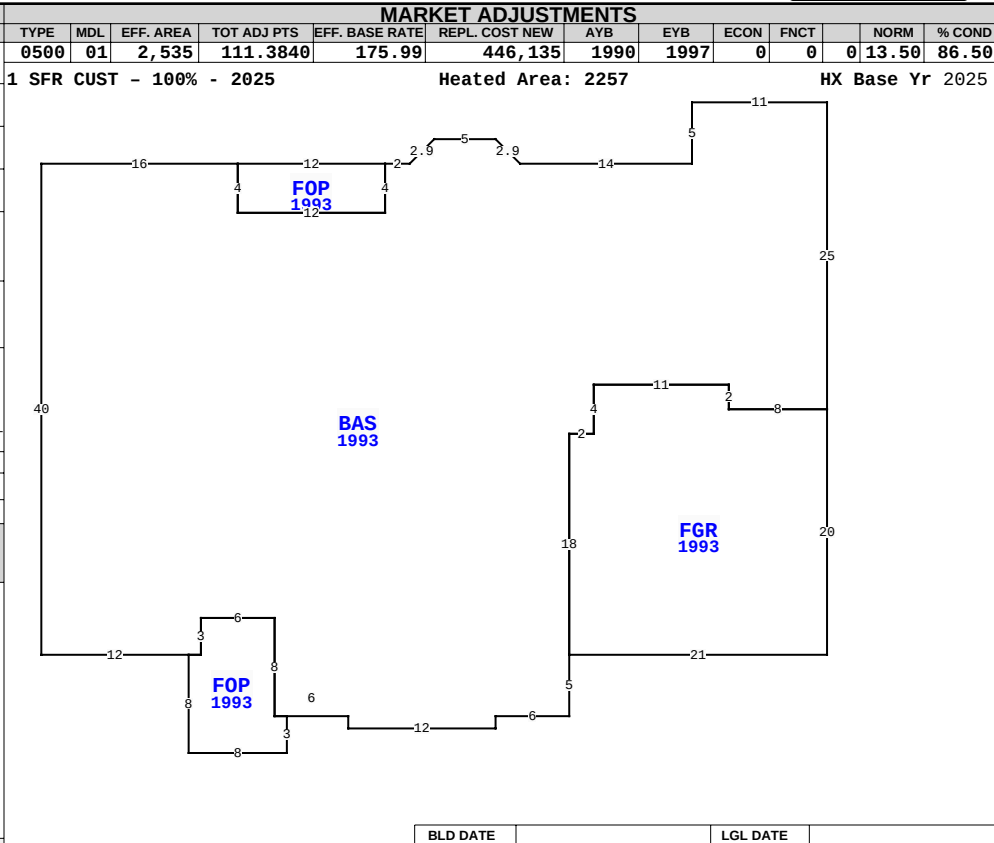
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	2,257	100	1993	2,257	343,586
FGR	438	55	1993	241	36,688
FOP	48	30	1993	14	2,131
FOP	77	30	1993	23	3,502
TOTALS	2,820			2,535	385,907

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,340.00	SF	4.00	4.00	
2	1125	CB/STC 6"	0	100	24	6	144.00	SF	7.35	7.35	
3	0858	SCULP CONC	0	100	0	0	264.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,340.00	SF	4.00	4.00	
2	1125	CB/STC 6"	0	100	24	6	144.00	SF	7.35	7.35	
3	0858	SCULP CONC	0	100	0	0	264.00	SF	13.00	13.00	

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,340.00	SF	4.00	4.00	
2	1125	CB/STC 6"	0	100	24	6	144.00	SF	7.35	7.35	
3	0858	SCULP CONC	0	100	0	0	264.00	SF	13.00	13.00	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	385,907		
TOTAL MARKET OB/XF VALUE	6,987		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	742,894		
SOH/AGL Deduction	0		
ASSESSED VALUE	742,894		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	692,172		
TOTAL JUST VALUE	742,894		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	725,635		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250003612	POOL	78,694	04/08/2025
6215	NEW CONSTR	88,372	01/12/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2731/852	8/13/2024	WD	Q	I	01	1,015,000
GRANTOR: HAHN RICHARD & KARIN						
GRANTEE: STREIFF ANDREW CHRI						
2224/1228	9/19/2018	WD	Q	I	01	500,000
GRANTOR: GENTILE CARMEN L & BE						
GRANTEE: HAHN RICHARD R & KA						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W11 S5 W14 U2 L2 W5 D2 L2 W2 FOP=[YR=1993] W12 S4 E12 N4 \$ S4 W12 N4 W16 S40 E12 FOP=[YR=1993] S8 E8 N3 W1 N8 W6 S3 W1 \$ E1 N3 E6 S8 E6 S1 E12 N1 E6 N5 FGR=[YR=1993] E21 N20 W8 N2 W11 S4 W2 S18 \$ N18 E2 N4 E11 S2 E8 N25 \$.											