LOT 140
GOLFSIDE @ SUMMER BEACH #1
PB 5/114-118

KIRKPATRICK BARBARA REV TRUST/KIRKPATRICK BARBARA
4723 YACHTSMANS DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0140-0000

BUILDING CHARACTERISTICS

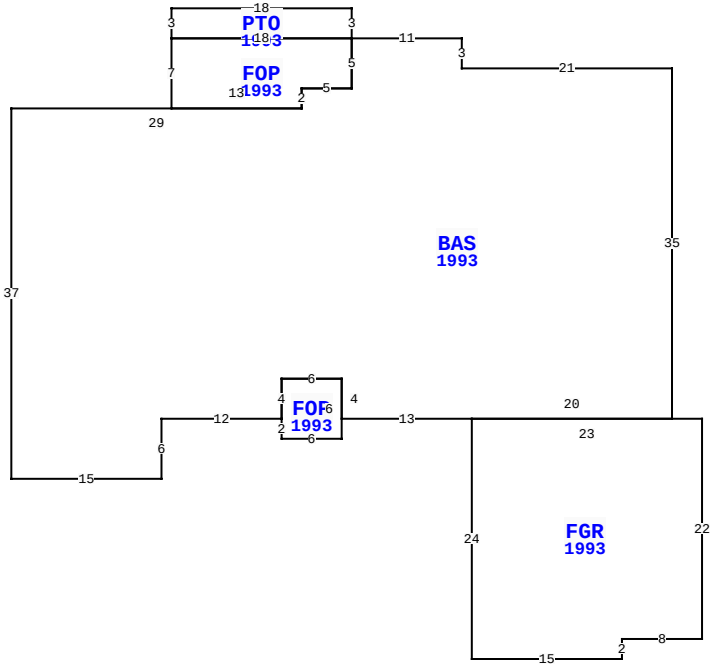
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,283	100	1993	2,283	343,810
FGR	536	55	1993	295	44,426
FOP	36	30	1993	11	1,656
FOP	116	30	1993	35	5,271
PTO	54	5	1993	3	452
TOTALS	3,025			2,627	395,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,627	112.7952	178.22	468,184	1993	1993	0	0	0	15.50	84.50

1 SFR CUST – 100% - 2008 Heated Area: 2283 HX Base Yr 2008



4723 YACHTSMANS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		395,615
TOTAL MARKET OB/XF VALUE		6,840
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		752,455
SOH/AGL Deduction		345,453
ASSESSED VALUE		407,002
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		356,280
TOTAL JUST VALUE		752,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		734,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6546	NEW CONSTR	115,240	12/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/0999	8/31/2021	WD	U	I	11	100
GRANTOR: KIRKPATRICK BARBARA E						
GRANTEE: KIRKPATRICK BARBARA						
1647/0297	10/27/2009	QC	U	I	16	100
GRANTOR: KIRKPATRICK R D						
GRANTEE: KIRKPATRICK BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N3 W11 PTO=[YR=1993] N3 W18 S3
FOP=[YR=1993] S7 E13 N2 E5 N5 W18$ E18 $ S5 W5 S2 W29 S37 E15
N6 E12 FOP=[YR=1993] S2 E6 N6 W6 S4$ N4 E6 S4 E13
FGR=[YR=1993] S24 E15 N2 E8 N22 W23$ E20 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	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	0812	CONCRETE C	0	100	0	0	1,595.00	SF	4.00	4.00	100	1993	1993	3	64	4,083	
3	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	1993	1993	3	64	237	

LAND DESCRIPTION

TOTAL OB/XF 6,840

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