LOT 122
IN OR 2154/874
GOLFSIDE AT SUMMER BEACH #1

POLLOCK LIVING TRUST/POLLOCK ROBERT E TRUSTEE
4734 YACHTSMANS DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

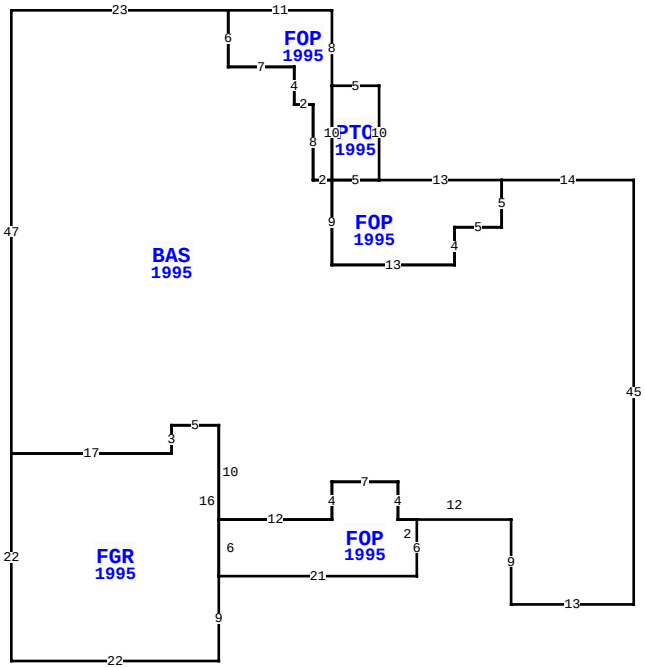
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,668	100	1995	2,668	426,210
FGR	499	55	1995	274	43,772
FOP	98	30	1995	29	4,633
FOP	142	30	1995	43	6,869
FOP	154	30	1995	46	7,348
PTO	50	5	1995	2	320
TOTALS	3,611			3,062	489,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,062	113.2152	187.94	575,472	1995	1995	0	0	0	15.00	85.00

1 SFR CUST 100% - 2018 Heated Area: 2668 HX Base Yr 2018



4734 YACHTSMANS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		489,151
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		891,741
SOH/AGL Deduction		350,793
ASSESSED VALUE		540,948
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		489,537
TOTAL JUST VALUE		891,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		825,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015914		7,704	12/13/2023
R1313597	REPAIR/RRF	8,000	08/01/2013
B9501957	NEW CONSTR	225,000	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/0874	10/27/2017	WD	Q	I	01	565,000
GRANTOR: KLUMPP WILLIAM F & AN						
GRANTEE: POLLOCK LIVING TRUS						
1916/1173	5/07/2014	WD	U	I	11	100
GRANTOR: KLUMPP WILLIAM F & AN						
GRANTEE: KLUMPP WILLIAM F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 FOP=[YR=1995] W13 PTO=[YR=1995] N10 W5 FOP=[YR=1995] N8 W11 S6 E7 S4 E2 S8 E2 N10 $ S10 E5 $ W5 S9 E13 N4 E5 N5 $ S5 W5 S4 W13 N9 W2 N8 W2 N4 W7 N6 W23 S47 FGR=[YR=1995] S22 E22 N9 FOP=[YR=1995] E21 N6 W2 N4 W7 S4 W12 S6 $ N16 W5 S3 W17 $ E17 N3 E5 S10 E12 N4 E7 S4 E12 S9 E13 N45 $.

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	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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	400,000.00	400,000.00	400,000							

REVIEW DATE 03/01/2024 BY TWA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS