

LOT 129  
IN OR 2055/1560  
GOLFSIDE AT SUMMER BEACH #1

MORENO GERARD R & DONNA L  
4716 YACHTSMANS DR  
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0129-0000



| 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 100    |
| Interior Floop           | 11 | CLAY TILE 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| 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       | 1,830            | 100         | 1993 | 1,830        | 330,615              |
| BAS       | 336              | 100         | 2017 | 336          | 60,703               |
| FGR       | 504              | 55          | 1993 | 277          | 50,044               |
| FOP       | 77               | 30          | 1993 | 23           | 4,155                |
| FSP       | 300              | 40          | 2017 | 120          | 21,680               |
| TOTALS    | 3,047            |             |      | 2,586        | 467,197              |

| EXTRA FEATURES |            |             |         |   |   |       |    |       |                |
|----------------|------------|-------------|---------|---|---|-------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE |
| 3              | 1125       | CB/STC 6"   | 0 100   | 0 | 0 | 70.00 | SF | 7.35  | 7.35           |

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

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |      |      |      |      |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0500                                                     | 01  | 2,586     | 122.9760    | 204.14         | 527,906        | 1992 | 2002 | 0    | 0    |
| 1 SFR CUST 100% - 2017 Heated Area: 2166 HX Base Yr 2017 |     |           |             |                |                |      |      |      |      |
|                                                          |     |           |             |                |                |      |      |      |      |
| 4716 YACHTSMANS DR, FERNANDINA BEACH                     |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |            |             |         |   |   |       |    |       |                |
|-------------|------------|-------------|---------|---|---|-------|----|-------|----------------|
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| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 8              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 467,197   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 306       |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 400,000   |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 867,503   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 371,409   |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 496,094   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 51,411    |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 444,683   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 867,503   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 807,731   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1633407   | ADDITION    | 200,000 | 11/16/2016 |
| E14291     | ELEC OTHER  | 400     | 02/01/2005 |
| 7669       | NEW CONSTR  | 86,878  | 11/07/1991 |

| SALES DATA                    |            |              |        |        |           |               |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2055/1560                     | 6/29/2016  | WD           | Q      | I      | 02        | 415,000       |
| GRANTOR: BOYLE CLYDE D & RITA |            |              |        |        |           |               |
| GRANTEE: MORENO GERARD R & D  |            |              |        |        |           |               |
| 0640/0215                     | 10/31/1991 | QC           | Q      | V      | 06        | 100           |
| GRANTOR: BOYLE THOMAS C       |            |              |        |        |           |               |
| GRANTEE: BOYLE CLYDE & RITA   |            |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2017] W31 FSP=[YR=2017] N8 W15 S20 BAS=[YR=1993] S3 W14 S32 E14 FOP=[YR=1993] S4 E9 N3 W1 N7 W7 S6 W1 \$ E1 N6 E7 S7 E12 FGR=[YR=1993] S11 E24 N21 W24 S10 \$ N10 E26 N26 W16 N3 W12 S3 W18\$ E15 N12 \$ S12 E3 N3 E12 S3 E16 N12\$ . |  |  |  |  |  |  |  |  |  |