LOT 138
IN OR 1222/1225
GOLFSIDE AT SUMMER BEACH #1

ROSANSKI KENNETH F & BEVERLEY M
4715 YACHTSMANS DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0138-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

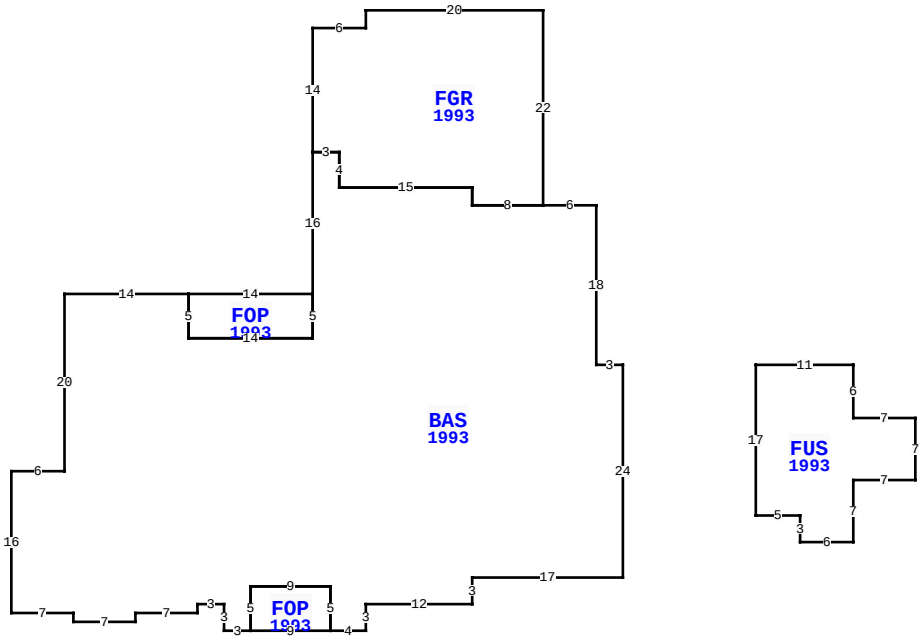
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,549	100	1993	2,549	375,966
FGR	512	55	1993	282	41,593
FOP	45	30	1993	14	2,065
FOP	70	30	1993	21	3,097
FUS	254	100	1993	254	37,464
TOTALS	3,430			3,120	460,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,120	105.7770	175.59	547,841	1993	1993	0	0	0	16.00	84.00

1 SFR CUST 100% - 2005 Heated Area: 2803 HX Base Yr 2005



4715 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		460,186
TOTAL MARKET OB/XF VALUE		2,713
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		862,899
SOH/AGL Deduction		411,655
ASSESSED VALUE		451,244
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		399,833
TOTAL JUST VALUE		862,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		803,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00192	NEW CONSTR	92,903	05/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1222/1225	4/15/2004	WD	U	I	07	100
GRANTOR: PETTY LISTON L JR & R						
GRANTEE: ROSANSKI KENNETH F						
1215/1385	3/16/2004	WD	Q	I		555,000
GRANTOR: PETTY LISTON L JR & R						
GRANTEE: ROSANSKI KENNETH F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N18 W6 FGR=[YR=1993] N22 W20 S2 W6 S14 E3 S4 E15 S2 E8 $ W8 N2 W15 N4 W3 S16 FOP=[YR=1993] W14 S5 E14 N5 $ S5 W14 N5 W14 S20 W6 S16 E7 S1 E7 N1 E7 N1 E3 S3 E3 FOP=[YR=1993] E9 N5 W9 S5 $ N5 E9 S5 E4 N3 E12 N3 E17 N24 $ PTR= E15 FUS=[YR=1993] E11 S6 E7 S7 W7 S7 W6 N3 W5 N17 $ W15 $.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	70	1,400	
6	1076	TRELLIS A	0	100	15	10	150.00	SF	7.50	7.50	100	1993	1993	3	85	956	
7	1076	TRELLIS A	0	100	8	7	56.00	SF	7.50	7.50	100	1993	1993	3	85	357	

LAND DESCRIPTION

TOTAL OB/XF 2,713

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS