

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

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

2026

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

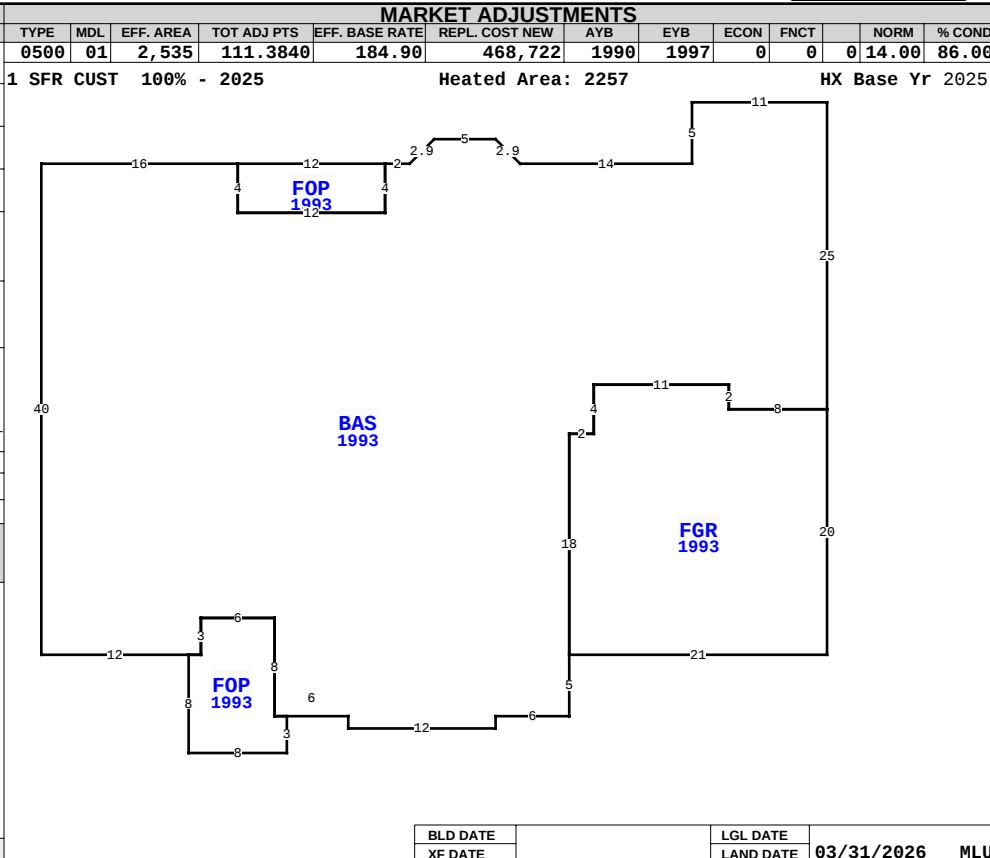
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100	1993	2,257	358,894
FGR	438	55	1993	241	38,322
FOP	48	30	1993	14	2,227
FOP	77	30	1993	23	3,658
TOTALS	2,820			2,535	403,101

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	1125	CB/STC 6"	0 100	24	6	144.00	SF	7.35	7.35
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
5	0911	SCRN RM A	0 100	0	0	861.00	SF	18.00	18.00

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

REVIEW DATE 01/01/2023 BY CD



4719 YACHTSMANS DR, FERNANDINA BEACH									
TOTAL OB/XF 66,075									

TOTAL OB/XF									
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

Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					403,101				
TOTAL MARKET OB/XF VALUE					66,075				
TOTAL LAND VALUE - MARKET					400,000				
TOTAL MARKET VALUE					869,176				
SOH/AGL Deduction					40,726				
ASSESSED VALUE					828,450				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					777,039				
TOTAL JUST VALUE					869,176				
NCON VALUE					65,498				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					742,894				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250009254	RES POOL SCREEN E	14,679	08/18/2025
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									
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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 \$.									

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