LOT 143
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

WAGSTAFF KEVIN & JUDITH NOEL
4735 YACHTSMANS DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0143-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
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
Quality	04	Quality Level 04

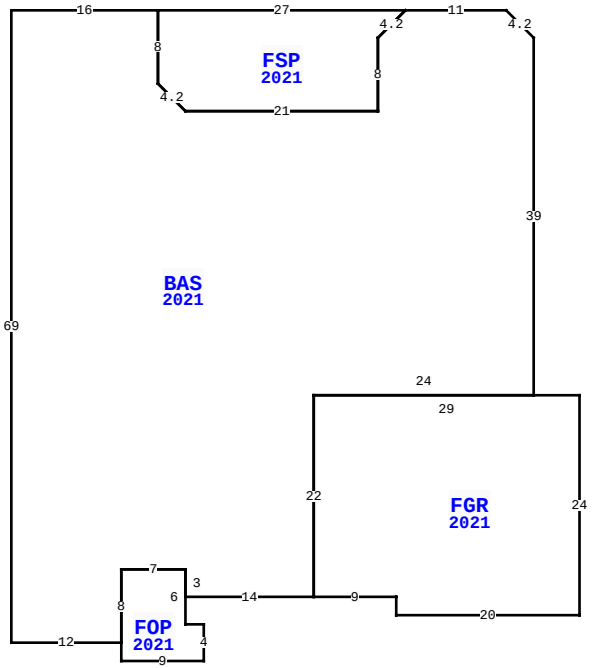
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,891	100	2021	2,891	654,415
FGR	678	55	2021	373	84,433
FOP	78	30	2021	23	5,207
FSP	264	40	2021	106	23,995
TOTALS	3,911			3,393	768,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,393	138.4416	229.81	779,745	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2022 Heated Area: 2891 HX Base Yr 2022



4735 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		768,049
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		1,168,049
SOH/AGL Deduction		214,692
ASSESSED VALUE		953,357
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		901,946
TOTAL JUST VALUE		1,168,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,100,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211879	CO ISSUED	0	04/01/2021
20001879	NEW CONSTR	395,900	06/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/0029	4/29/2021	SW	Q	I	01	941,700
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: WAGSTAFF KEVIN & JU						
2333/1427	1/22/2020	WD	Q	V	01	235,000
GRANTOR: FENN MARK W						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W11 FSP=[YR=2021] W27 S8 D3 R3 E21 N8 U3 R3 $ D3 L3 S8 W21 U3 L3 N8 W16 S69 E12 FOP=[YR=2021] S2 E9 N4 W2 N6 W7 S8$ N8 E7 S3 E14 FGR=[YR=2021] E9 S2 E20 N24 W29 S22$ N22 E24 N39$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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