

PT LOT 8 & PT SECT 12-2N-28  
IN OR 2563/1197  
GOLFIDE AT SUMMER BEACH #1

JBF TRUST/FOSTER JEFFREY L TRUSTEE  
1738 REGATTA DR  
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0008-0000



| BUILDING CHARACTERISTICS |    |
|--------------------------|----|
| ELEMENT                  | CD |
| Exterior Wall            | 20 |
| Exterior Wall            | 12 |
| Roof Structur            | 03 |
| Roof Cover               | 03 |
| Interior Wall            | 05 |
| Interior Floo            | 11 |
| Interior Floo            | 13 |
| Interior Floo            | 14 |
| Air Condition            | 03 |
| Heating Type             | 04 |
| Bedrooms                 |    |
| Bathrooms                |    |
| Frame                    | 02 |
| Stories                  | 1. |
| Units                    |    |

|                  |      |
|------------------|------|
| Quality          | 04   |
| DOR CODE         | 0100 |
| MAP NUM          |      |
| NEIGHBORHOOD/LOC |      |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,883            | 100         | 2,883        | 448,914              |
| FEP       | 386              | 80          | 309          | 48,115               |
| FGR       | 599              | 55          | 329          | 51,228               |
| FOP       | 21               | 30          | 6            | 934                  |
| FOP       | 56               | 30          | 17           | 2,647                |
| FST       | 126              | 55          | 69           | 10,744               |
| PTO       | 28               | 5           | 1            | 156                  |
| TOTALS    | 4,099            |             | 3,614        | 562,738              |

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |
| 1              | 0500       |
| 2              | 0812       |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 000140   |

| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0500                     | 11  | 3,614     | 135.9072    | 193.67         | 699,923        | 1989 | 1994 | 0    | 0    | 0    | 19.60  |
| 1 SFR CUST - 100% - 2020 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 2883        |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2020          |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 6,402       |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 6,402       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |           |
|---------------------------|-----------|
| PAGE 1 of 1               |           |
| VALUATION SUMMARY         |           |
| VALUATION BY              | STANDARD  |
| Tax Group: 8              | Tax Dist: |
| BUILDING MARKET VALUE     | 562,738   |
| TOTAL MARKET OB/XF VALUE  | 6,402     |
| TOTAL LAND VALUE - MARKET | 255,000   |
| TOTAL MARKET VALUE        | 824,140   |
| SOH/AGL Deduction         | 385,150   |
| ASSESSED VALUE            | 438,990   |
| TOTAL EXEMPTION VALUE     | 50,000    |
| BASE TAXABLE VALUE        | 388,990   |
| TOTAL JUST VALUE          | 824,140   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 680,333   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1213118   | REPAIR/RRF  | 1,000   | 09/03/2012 |
| 5119       | NEW CONSTR  | 121,500 | 08/25/1988 |

| SALES DATA                     |            |           |     |     |         |
|--------------------------------|------------|-----------|-----|-----|---------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD  |
| 2563/1197                      | 5/17/2022  | WD U      | I   | 11  |         |
| GRANTOR: FOSTER JEFFREY L & EL |            |           |     |     |         |
| GRANTEE: JBF TRUST             |            |           |     |     |         |
| 2319/1323                      | 11/15/2019 | WD Q      | I   | 01  | 500,000 |
| GRANTOR: MILES FAMILY TRUST    |            |           |     |     |         |
| GRANTEE: FOSTER JEFFREY L &    |            |           |     |     |         |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                            |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                           |  |
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                       |  |
| BAS=[YR=1993] W12 FEP=[YR=1993] W5 FOP=[YR=1993] N2 PTO=[YR=1993] N2 W14 S2 E14\$ W14 S4 E14 N2\$ S2 W14 N2 W4 S18 E23 N18\$ S18 W23 N18 W14 S24 W4 S11 E4 S34 E5 S1 E9 FOP=[YR=1993] E4 N3 W1 N3 W3 S6\$ N6 E3 S3 E3 S2 E8 N2 E5 S2 E8 N2 E2 FGR=[YR=1993] S18 E25 N29 W7 FST=[YR=1993] W18 S7 E18 N7\$ S7 W18 S4\$ N11 E4 N12 E2 N44\$. |  |