

LOT 52 & PT SECT 11-2N-28  
IN OR 666/1044  
GOLFSIDE AT SUMMER BEACH #2

KOBER ROCHELLE V  
95150 CAPTAINS WAY  
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065B-0052-0000



| 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 Floo            | 14 | CARPET 60      |
| Interior Floo            | 12 | HARDWOOD 40    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 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 |                  |

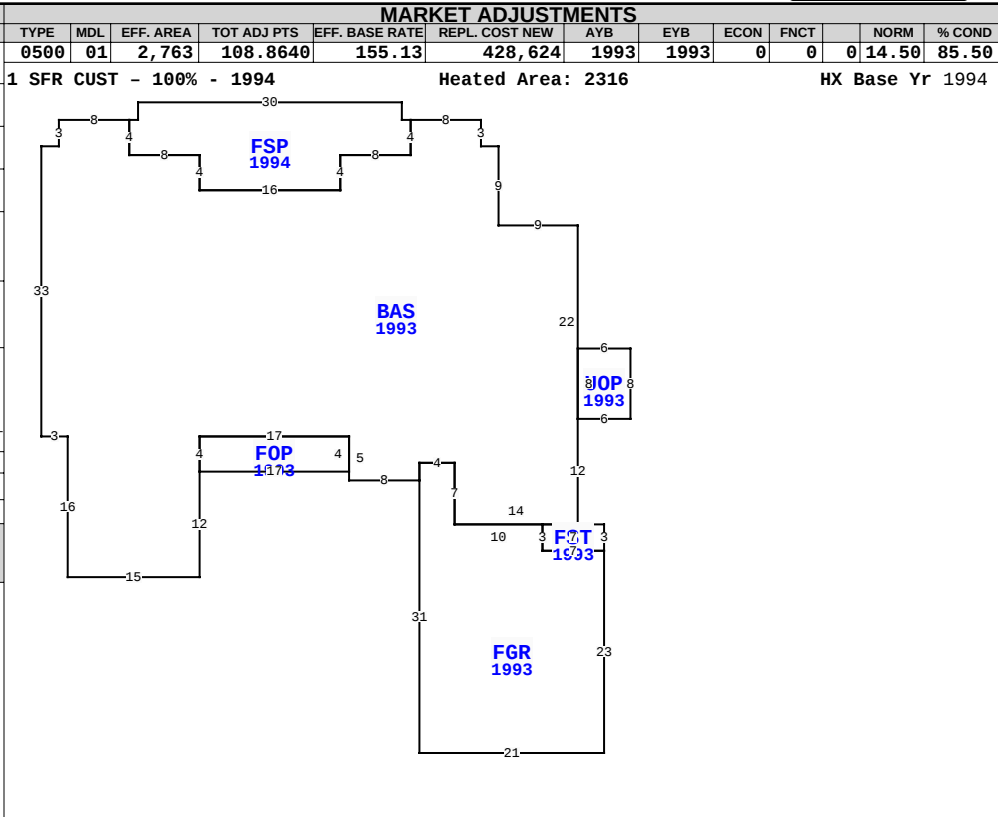
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,316            | 100         | 2,316        | 307,185              |
| FGR       | 553              | 55          | 304          | 40,322               |
| FOP       | 68               | 30          | 20           | 2,653                |
| FSP       | 252              | 40          | 101          | 13,396               |
| FST       | 21               | 55          | 12           | 1,592                |
| UOP       | 48               | 20          | 10           | 1,326                |

|                |       |  |       |         |
|----------------|-------|--|-------|---------|
| TOTALS         | 3,258 |  | 2,763 | 366,474 |
| EXTRA FEATURES |       |  |       |         |

| L N | 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 |
|-----|------------|-------------|---------|----|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0 100   | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1993    | 1993        | 3 | 76     | 2,660           |       |
| 2   | 0812       | CONCRETE C  | 0 100   | 0  | 0 | 1,730.00 | SF | 4.00     | 4.00           | 100       | 1993    | 1993        | 3 | 68     | 4,706           |       |
| 3   | 0810       | CONCRETE A  | 0 100   | 36 | 1 | 36.00    | SF | 6.50     | 6.50           | 100       | 1993    | 1993        | 3 | 68     | 159             |       |
| 4   | 0825       | BRICK       | 0 100   | 10 | 1 | 10.00    | SF | 12.50    | 12.50          | 100       | 1993    | 1993        | 3 | 90     | 113             |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF          |     |     |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 1                | 000140   | C   | SFR GOLF A           | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 425,000.00 | 425,000.00     |

REVIEW DATE 04/24/2017 BY DJX



|                                      |          |           |
|--------------------------------------|----------|-----------|
| 95150 CAPTAINS WAY, FERNANDINA BEACH | BLD DATE | LGL DATE  |
|                                      | XF DATE  | LAND DATE |
|                                      | INC DATE | AG DATE   |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 7,638       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 8              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 366,474   |  |
| TOTAL MARKET OB/XF VALUE  |  | 7,638     |  |
| TOTAL LAND VALUE - MARKET |  | 425,000   |  |
| TOTAL MARKET VALUE        |  | 799,112   |  |
| SOH/AGL Deduction         |  | 466,728   |  |
| ASSESSED VALUE            |  | 332,384   |  |
| TOTAL EXEMPTION VALUE     |  | 55,000    |  |
| BASE TAXABLE VALUE        |  | 277,384   |  |
| TOTAL JUST VALUE          |  | 799,112   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 691,688   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 00388      | NEW CONSTR  | 101,941 | 08/01/1993 |

| SALES DATA                    |           |           |     |     |        |            |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0666/1044                     | 9/11/1992 | WD        | Q   | V   |        | 60,000     |
| GRANTOR: JOHNSTON ANNE S      |           |           |     |     |        |            |
| GRANTEE: KOBER HARRY JR & R   |           |           |     |     |        |            |
| 0519/1179                     | 6/10/1987 | WD        | Q   | V   |        | 56,300     |
| GRANTOR: SUMMER BCH AMENITIES |           |           |     |     |        |            |
| GRANTEE: JOHNSTON ANNE S      |           |           |     |     |        |            |

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

BUILDING DIMENSIONS  
BAS=[YR=1993] W9 N9 W2 N3 W8 FSP=[YR=1994] W1 N2 W30 S2 W1 S4 E8 S4 E16 N4 E8 N4\$ S4 W8 S4 W16 N4 W8 N4 W8 S3 W2 S33 E3 S16 E15 N12 FOP=[YR=1993] E17 N4 W17 S4\$ N4 E17 S5 E8  
FGR=[YR=1993] S31 E21 N23 FST=[YR=1993] N3 W7 S3 E7\$ W7 N3 W10 N7 W4 S2\$ N2 E4 S7 E14 N12 UOP=[YR=1993] E6 N8 W6 S8\$ N22\$.